



FOR **LEASE**

FREESTANDING RETAIL/RESTAURANT

105 NEW HOUSE DRIVE | CHARLOTTESVILLE, VIRGINIA 22911



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,187 SF $\pm$ freestanding building designed for a variety of uses, including retail, a service-oriented business, or food service
- High visibility site with excellent signage opportunities facing Route 250/Richmond Road (48,000 $\pm$ vehicles per day)
- Equipped with a walk-in refrigerator and freezer
- Drive-thru window
- Ample parking with 45 spaces accommodating high-volume customer traffic
- Recent renovations offer a modern shell for specific build-out requirements
- Conveniently located just minutes from I-64 and the historic Downtown Mall
- Surrounded by national brands, professional offices, and dense residential developments, ensuring a steady stream of potential customers

BUILDING SIZE:

3,187 SF $\pm$

OCCUPANCY:

IMMEDIATE

TRAFFIC COUNT:

48,000 AADT (ROUTE 250)

ZONING:

C-1 (COMMERCIAL)

RENTAL RATE:

\$35.00 PSF, NNN



AERIAL



NEWHOUSE DR

PYLON SIGN

RICHMOND RD 48,000 AADT



URGENT CARE

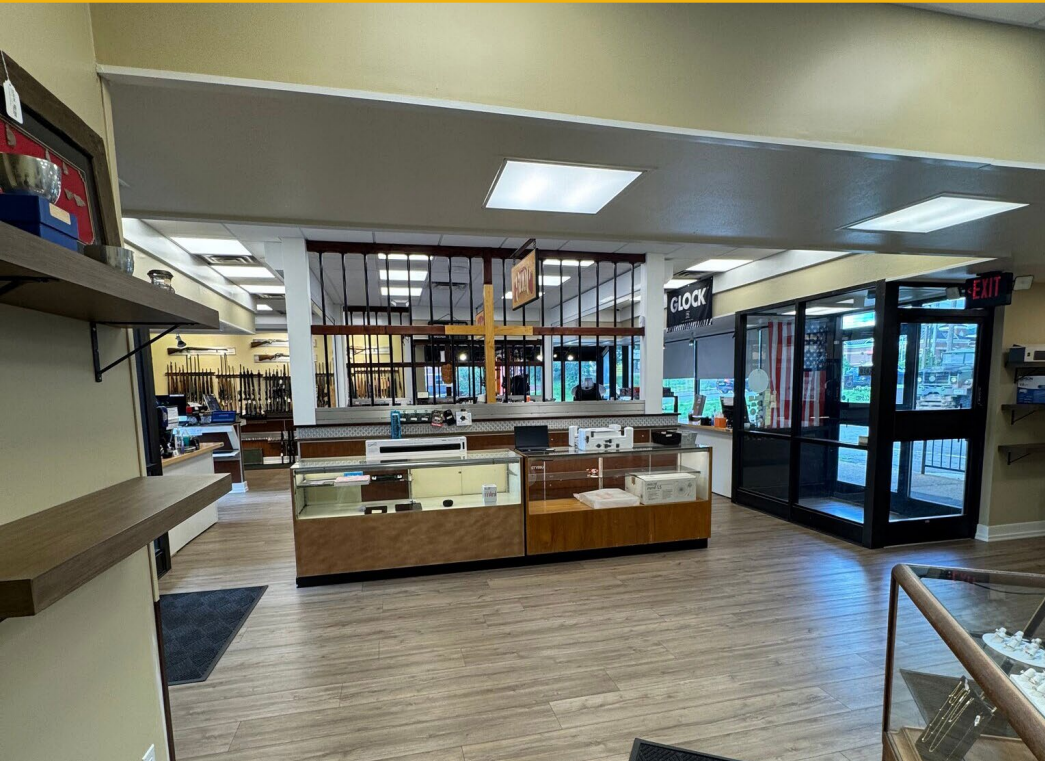
Bon Secours



GOOGLE STREET VIEW



INTERIOR PHOTOS

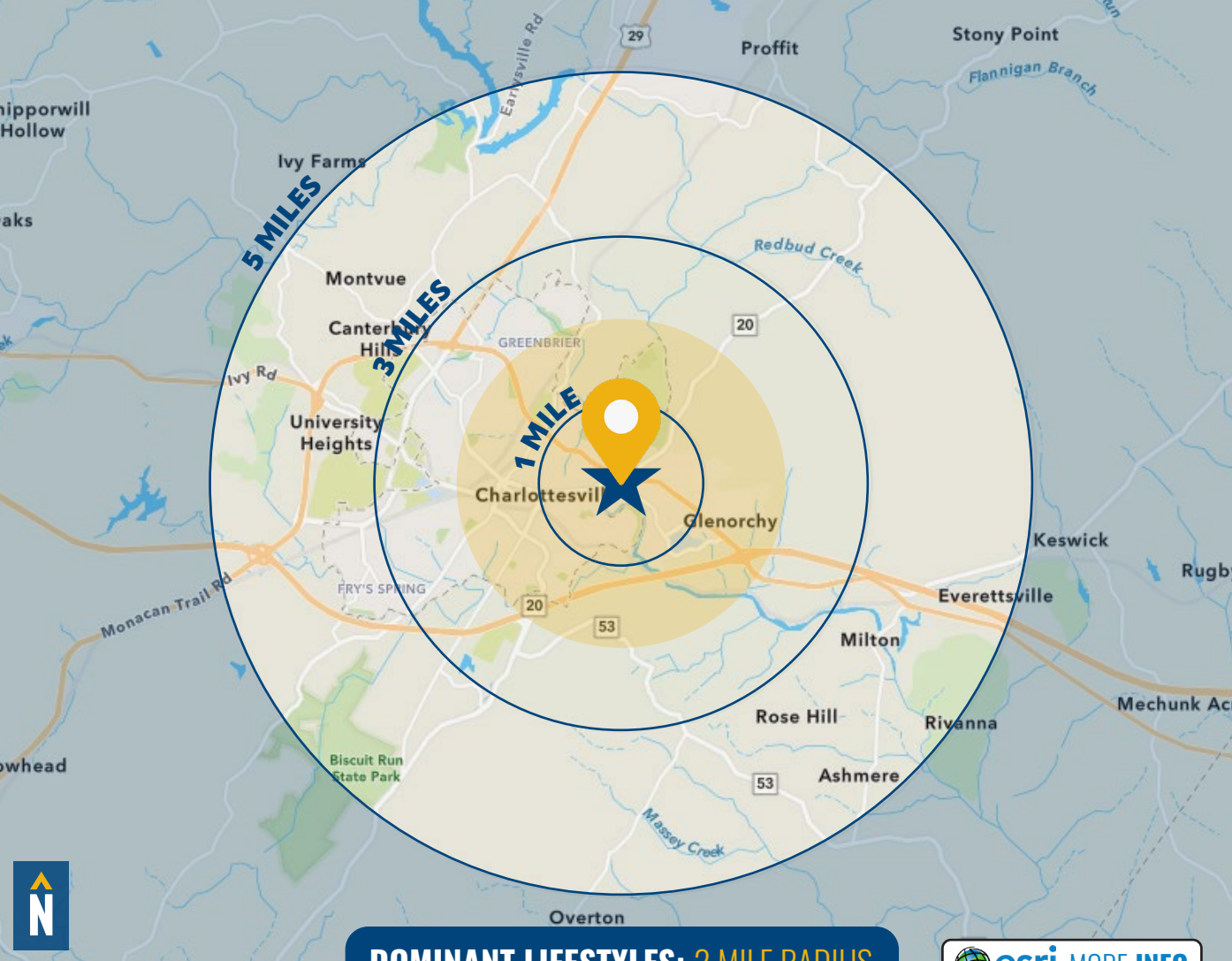


BIRDSEYE



CHARLOTTESVILLE TRADE AREA





DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

28% CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

19% EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

10% COLLEGE TOWNS



MEDIAN

AGE: 24.6

HH INCOME: \$46,253

These residents are a mix of students and individuals affiliated with universities. Part-time work is common. They participate in sports, subscribe to digital newspapers, and tend to opt for organic products.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,215

58,848

101,801

DAYTIME POPULATION



14,458

94,770

142,092

AVERAGE HOUSEHOLD INCOME



\$116,588

\$116,327

\$119,755

NUMBER OF HOUSEHOLDS



4,065

25,358

42,114

MEDIAN AGE



40.2

32.2

32.4

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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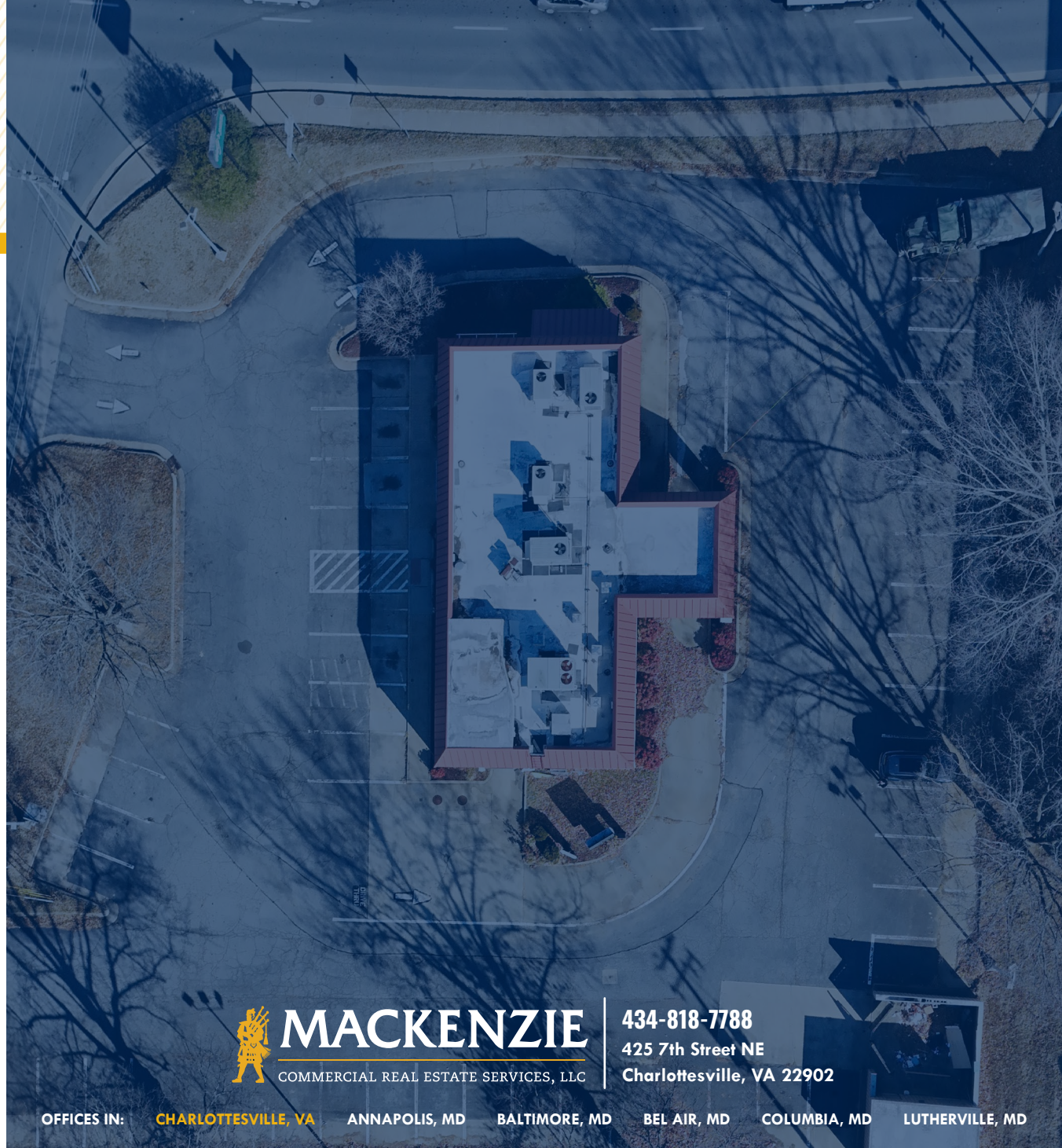
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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