



# 4000 OLYMPIA CIRCLE

CHARLOTTESVILLE, VIRGINIA 22911

FOR  
LEASE

ENTIRE  
2ND FLOOR  
AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Heart of Charlottesville's premier medical and professional corridor
- Unrivaled convenience with immediate proximity to the area's best dining, retail anchors, banking, and fitness centers, all within a 2-minute drive
- Enhanced professional identity with a dedicated, ground-level storefront entry
- Large floor plate that supports open-concept workflows or private office configurations.
- 42 dedicated surface spaces providing a generous parking ratio
- Oversized windows offering a bright, inviting work environment
- Nestled in a quiet, upscale business environment
- Recently built out – move in ready condition

AVAILABLE:	6,338 SF ±
BUILDING SIZE:	12,200 SF ±
LOT SIZE:	1.08 AC ±
STORIES:	2
PARKING:	3.44/1,000 SF
RENTAL RATE:	\$27/NNN





# LOCAL BIRDSEYE



**RICHMOND RD**

**CARMAX**

**FB FREE BRIDGE  
AUTO SALES**

**KWIK**

**BUFFALO WILD WINGS GO  
tropical CAFE  
SMOOTHIE**

**MAZDA**

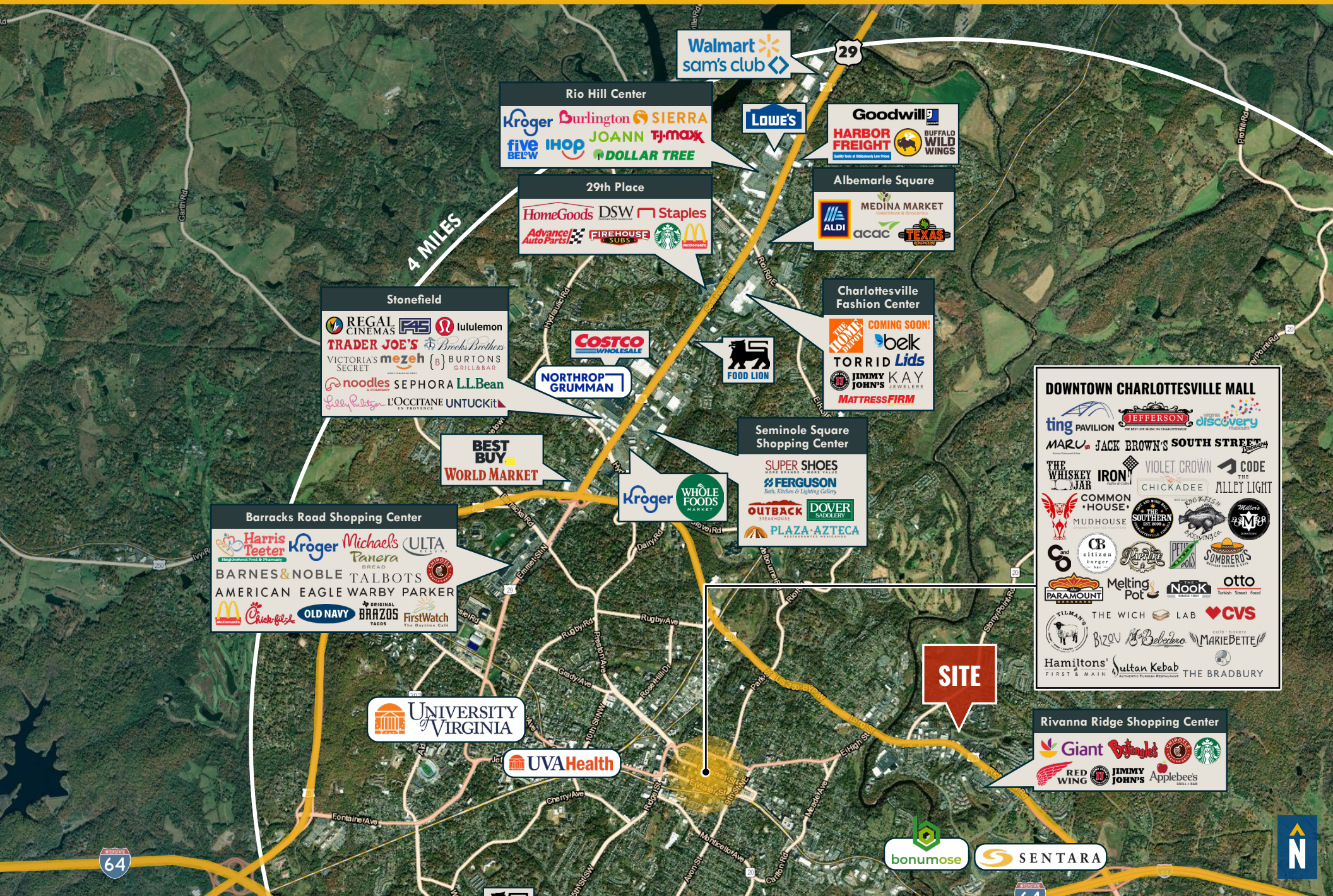
**TOYOTA**

**SITE**

**OLYMPIA DR**



# CHARLOTTESVILLE TRADE AREA



**Walmart**  
sam's club

**Rio Hill Center**

Kroger Burlington SIERRA  
five IHOP JOANN TJ-maxx  
BEL'W DOLLAR TREE

**LOWE'S**

**Goodwill**

HARBOR FREIGHT BUFFALO WILD WINGS

**29th Place**

HomeGoods DSW Staples  
Advance! Firehouse SUBS Starbucks McDonald's  
Auto Parts

**Albemarle Square**

ALDI MEDINA MARKET  
acac TEXAS

**Stonefield**

REGAL CINEMAS lululemon  
TRADER JOE'S Brooks Brothers  
VICTORIA'S SECRET mezeH BURTONS  
noodles SEPHORA L.L.Bean  
Lilly Pulitzer L'OCCITANE UNTUCKIT

**COSTCO WHOLESALE**

**FOOD LION**

**Charlottesville Fashion Center**

COMING SOON!  
belk  
TORRID Lids  
JIMMY JOHN'S KAY JEWELERS  
MATTRESS FIRM

**BEST BUY**  
WORLD MARKET

**Seminole Square Shopping Center**

Kroger WHOLE FOODS MARKET  
SUPER SHOES FERGUSON  
OUTBACK DOVER  
STEAKHOUSE SADDLERY  
PLAZA-AZTECA RESTAURANTES MEXICANOS

**DOWNTOWN CHARLOTTESVILLE MALL**

ting PAVILION JEFFERSON discovery  
MARU JACK BROWN'S SOUTH STREET  
THE WHISKEY IRON VIOLET CROWN CODE  
JAR CHICKADEE ALLEY LIGHT  
COMMON HOUSE MUDHOUSE THE SOUTHERN  
MELTING POT NOOK otto  
PARAMOUNT THE WICH LAB CVS  
BIZOU B. Belizera MARIEPETITE  
Hamiltons' Sultan Kebab THE BRADBURY

**Barracks Road Shopping Center**

Harris Teeter Kroger Michaels ULTA  
Panera BREAD  
BARNES & NOBLE TALBOTS  
AMERICAN EAGLE WARBY PARKER  
McDonald's Chick-fil-A OLD NAVY BRAZZOS FirstWatch  
TACOS The Bixtime Cafe

**UNIVERSITY OF VIRGINIA**

**UVA Health**

**SITE**

**Rivanna Ridge Shopping Center**

Giant Botanica Starbucks  
RED WING JIMMY JOHN'S Applebees

**bonumose**

**SENTARA**



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



2,485

18,056

46,016

## DAYTIME POPULATION



10,085

68,738

140,129

## AVERAGE HOUSEHOLD INCOME



\$133,508

\$123,510

\$117,995

## NUMBER OF HOUSEHOLDS



2,886

19,499

41,299

## MEDIAN AGE

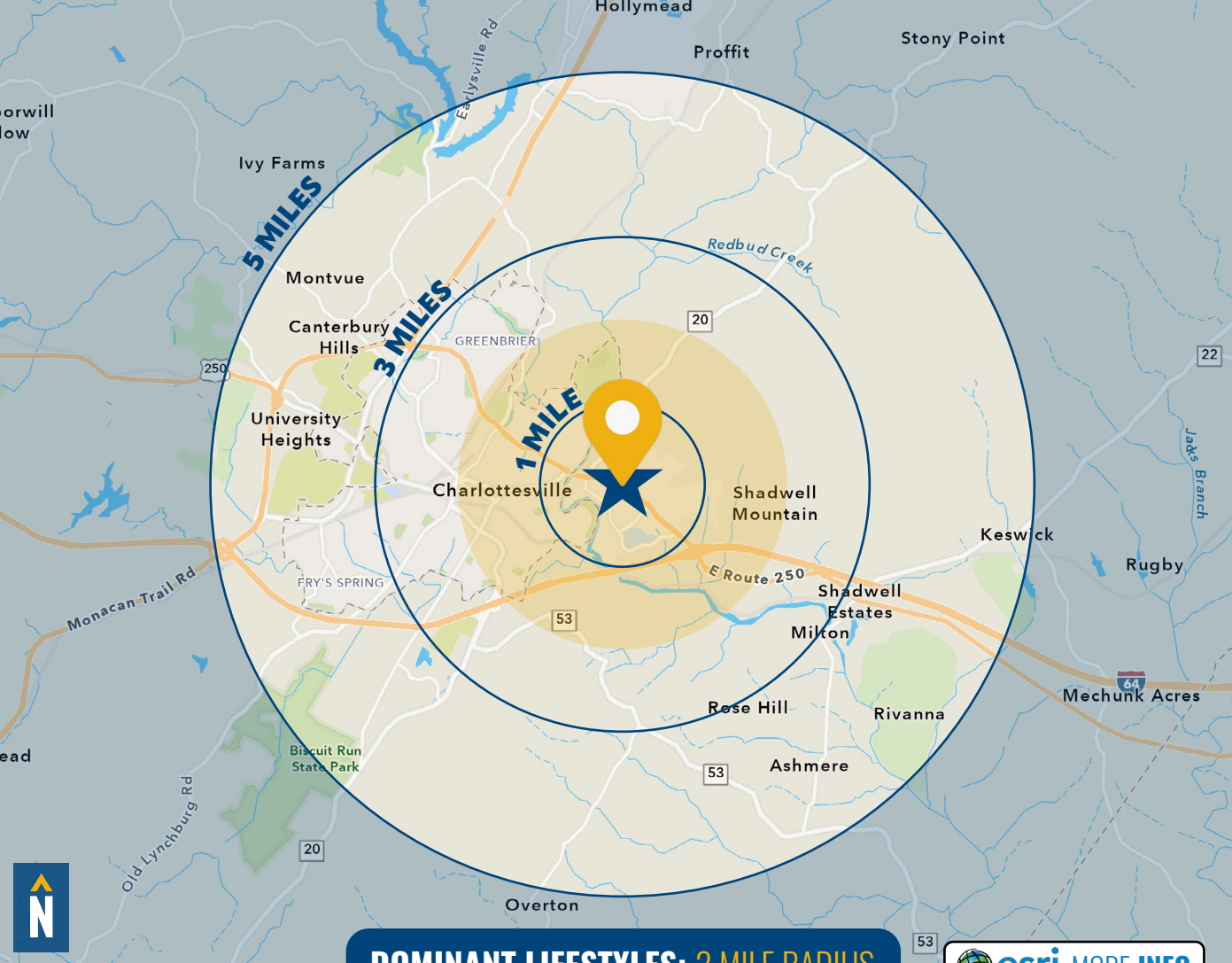


42.3

35.5

32.3

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[esri MORE INFO](#)

**30% 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.

**26% 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% LAPTOPS AND LATTES**



MEDIAN

AGE: 36.2

HH INCOME: \$145,759

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

# FOR MORE INFO CONTACT:



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PRESIDENT, OWNER

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**Real Estate III**  
Commercial Properties



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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