



# 5TH STREET STATION

Charlottesville, VA 22902






# DESCRIPTION

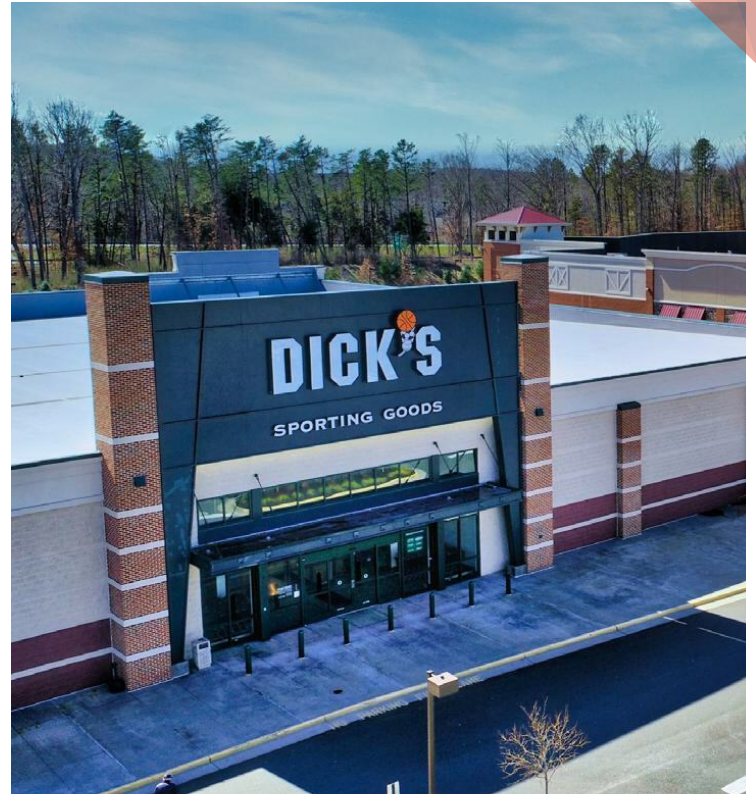
5th Street Station is a popular shopping center in Charlottesville, VA, offering a mix of retail stores, restaurants, and entertainment options. Conveniently located off Interstate 64 and 5th Street, this modern shopping destination features major anchor stores like Wegmans, Alamo Drafthouse Cinema and other retailers include home goods, fashion, health, beauty and fitness catering to a variety of shopping needs. Dining options range from casual eateries to sit-down restaurants, providing a diverse selection of cuisine. With ample parking and a well-designed layout, 5th Street Station serves as a convenient and vibrant hub for both locals and visitors looking for a one-stop shopping and dining experience.

# PROPERTY HIGHLIGHTS

- Spaces Available: 2,295 SF and 4,261 SF
- 451,972 SF open air power center
- Anchored by Wegmans, Dick’s Sporting Goods, Alamo Drafthouse Cinema, Haverty’s, Planet Fitness, Marshalls & PetSmart
- Great mix of retailers and restaurants offering a wide variety of goods and services
- Convenient access and ample parking
- Proximity to University of Virginia
- Traffic Counts (ADT): I-64 - 56,000

# DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 2024 Population	24,542	95,456	109,366
 2024 Daytime Population	92,474	132,128	148,122
 2024 Average HH Income	\$111,582	\$116,349	\$124,447
 2024 Median HH Income	\$72,391	\$77,022	\$81,793
 2024 Households	24,185	39,153	44,682





HOLLYMEAD TOWN CENTER

RIO HILL

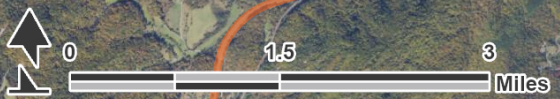
29TH PLACE

THE SHOPS AT STONEFIELD

CAVALIER SQUARE

BARRACKS ROAD SC

5TH STREET STATION



# SITE PLAN



# TENANT ROSTER

SUITE	TENANT NAME
1	Kanak Indian Eats
2	Available - 4,261 SF
3	Harold's Chicken & Ice Bar
4	Available - 2,295 SF
5	Alamo Drafthouse Cinema
6	Cold Stone Creamery
7	Al Carbon
8	CHIMM Thai & Southeast Asia
9	Mochiko Hawaiian Good Eats
10	INKA Grill Peruvian Cuisine
11	Cumbre Coffee & Bakery
12	Arepas on Wheels
13	Extreme Pizza
14	At Lease
15	Sola Salons

SUITE	TENANT NAME
16	Dollar Tree
17	Marshalls
18	Mathnasium
19	The Joint Chiropractic
20	Sally Beauty
21	Bank of the James
22	Timberwood Tap House
23	Bambu Ramen & Dumpling House
24	Hand & Stone
25	Select Medical
26	GNC
27	Verizon
28	Primary Eye Care
29	Great Clips
30	T Mobile

SUITE	TENANT NAME
31	Jersey Mike's Subs
32	Sentara Hospital
33	Royal Nails Spa
34	Dave's Hot Chicken
35	Krispie Kreme Doughnuts
36	Mailbox Express
37	Granite Vision
38	Hair Cuttery
39	PetSmart
40	VA ABC
41	Mattress Warehouse
42	Panera Bread
43	Wegmans
44	Dick's Sporting Goods
45	House of Sport
46	Havertys
47	Planet Fitness





## CONTACT EXCLUSIVE LEASING AGENTS

**TSCG**

**KAREN MIKULSKI**

[karen.mikulski@tscg.com](mailto:karen.mikulski@tscg.com)

757.586.4104

**CHRISTINA MAYHUGH**

[christina.mayhugh@tscg.com](mailto:christina.mayhugh@tscg.com)

804.956.3582