

# SCOTTSVILLE SHOPPING CENTER

198 Scottsville Center  
 Scottsville, VA 24590

37.808640, -78.503900



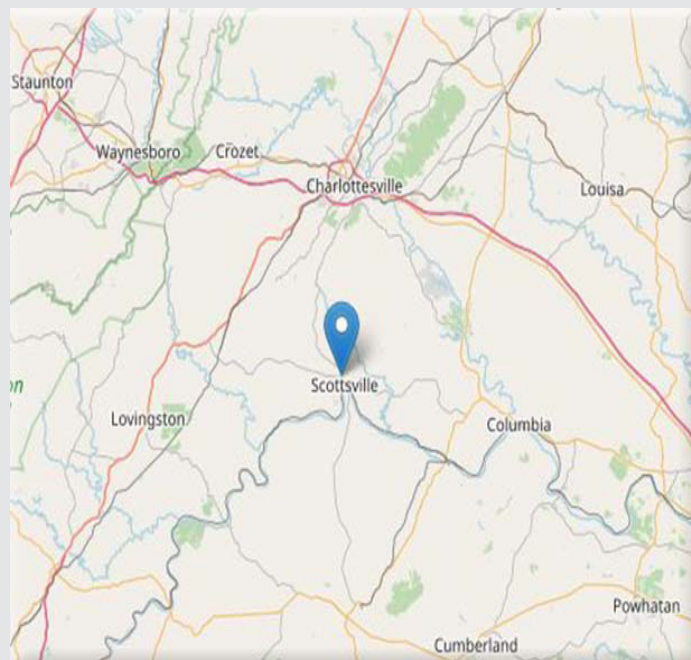
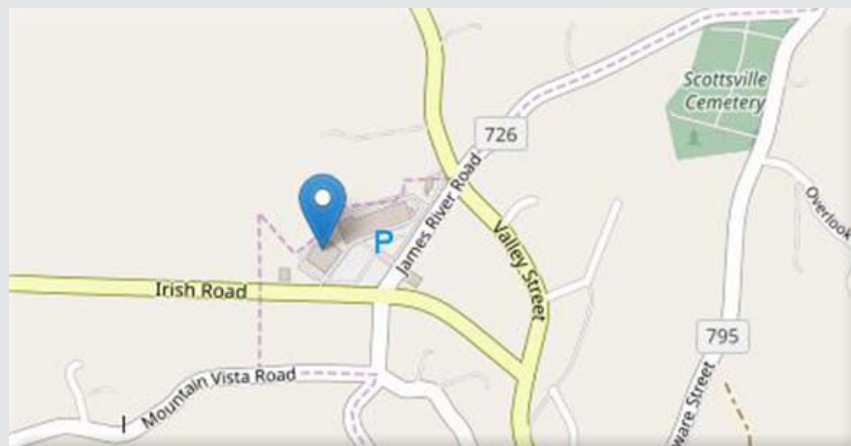
## PROPERTY FEATURES

- 2,500 SF - 7,634 SF of Retail, Restaurant, Office, or Medical Space
- Prime outparcel, land available on a corner lot, fronting a high trafficked Food Lion anchored center
- Second Generation Restaurant available - Space 51B, 2,500 SF
- Join this newly developed Food Lion center, the only grocery store in Scottsville (County of Albemarle) area
- Located just 19 miles south of Charlottesville and strategically located on the corner of Irish Rd (6) and James River Rd. (726)

## CO-TENANTS



DEMOGRAPHICS – 2021	3 MILE	5 MILES	10 MILES
ESTIMATED POPULATION	1,902	3,777	14,361
AVG. HOUSEHOLD INCOME	\$91,222	\$86,473	\$88,411
HOUSEHOLDS	803	1,533	5,587
POPULATION 2019-2024	↑ 2.0%	↑ 2.5%	↑ 4.0%



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