

RETAIL FOR LEASE

Hollymead Town Center

163 Community Street, Charlottesville, VA



JENNY STONER

Senior Vice President

434 234 8417

jenny.stoner@thalhimer.com

JOHN PRITZLAFF

Executive Vice President

434 234 8416

john.pritzlaff@thalhimer.com

JOSI WILLIAMS

Associate

434 333 6991

josi.williams@thalhimer.com



THALHIMER

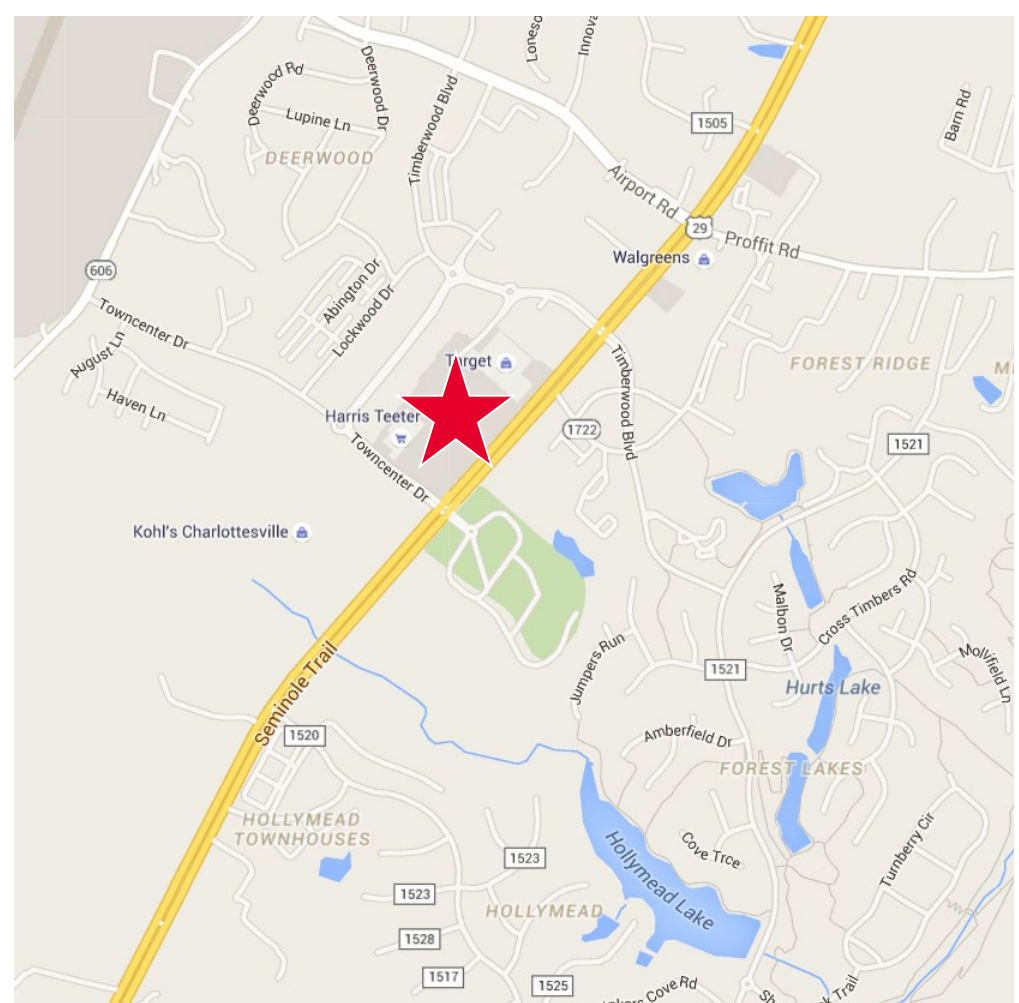


SHOPCORE
PROPERTIES

**1,365 – 3,166 SF
AVAILABLE!**

PROPERTY HIGHLIGHTS

- 1,365 – 3,166 SF Available
- 296,237 SF Target and Harris Teeter anchored center
- Only Target within 30 miles
- Harris Teeter draws over 16,400 customers per week
- Strong restaurant sales
- Strong traffic counts – 39,000 VPD



JOIN NEARBY TENANTS



DEMOGRAPHICS



POPULATION

3 Mile	15,241
5 Miles	37,238
10 Miles	142,539



DAYTIME POPULATION

17,240
42,644
165,438



AVG. HOUSEHOLD INCOME

\$137,056
\$126,236
\$123,373

SITE PLAN



Tenant List		
Space	Tenant	SF
1	AVAILABLE	2,000
2	Harris Teeter	60,607
3	Hair Cuttery	1,200
4	Nothing Bundt Cakes	1,976
5	Sweet Frog	1,550
6	AVAILABLE	1,365
7	Which Wich	1,830
8	VA ABC Store	3,205
10	Five Guys Burger & Fries	2,100
11	Bubbles	1,200
13	Primary Eyecare Associates	3,237

Tenant List		
Space	Tenant	SF
14	AVAILABLE	1,680
15	Lendmark Financial	1,800
16A	AVAILABLE FEB 2025	2,000
16B	Sakura Steakhouse	6,000
18	Vinny's Italian Grill	3,000
19	VA Nails	1,635
20	AVAILABLE	1,635
20A	Luxury Pools & Spa	3,164
20B	AVAILABLE	3,166
20C	Bonefish Grill	5,400
21	Blue Ridge Cyclery	4,800

Tenant List		
Space	Tenant	SF
21A	Mattress Warehouse	5,000
22	Target	142,500
25	Sola Salon Suites	2,975
26	Sola Salon Suites	1,705
27	Crumbl Cookies	1,600
28	Panera	4,935
100	Chipotle	5,085
200	PetSmart	22,964
300	Fulton Bank	Pad

PROPERTY PHOTOS



CHARLOTTESVILLE VA

Population & Housing Growth - North Albemarle County



15%

INCREASE IN HOUSING UNITS FROM 2010-2022 (15-MINUTE DRIVE TIME)



1,460

APARTMENTS PROPOSED/BUILT SINCE 2020 (5-MILE RADIUS)



37.7%

INCREASE IN REGIONAL POPULATION PROJECTED FROM 2010 TO 2040



\$420,438

5-MILE AVERAGE HOME VALUE



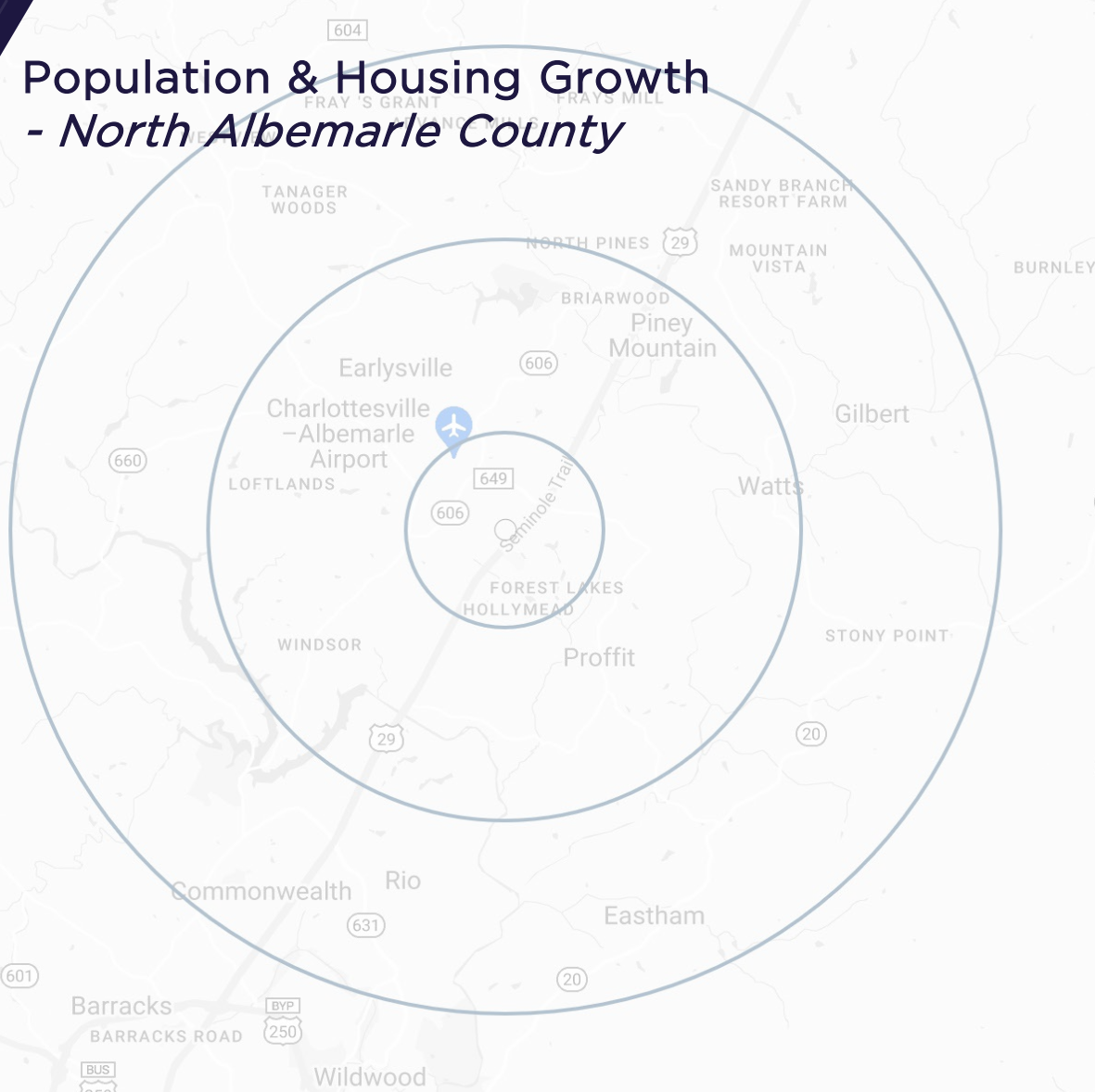
\$92,186

5-MILE MEDIAN HOUSEHOLD INCOME



63.7%

5-MILE OWNER-OCCUPIED HOUSING



Archer at Brookhill (Castle Dev)
316 Units | Built 2020
Additional units underway



Berkmar Landing (The Breeden Co)
261 Units | Built 2022



The Ridge at North Pointe (Great Eastern)
224 Units | Built 2023
Additional units underway

PROPERTY LOCATION





CUSHMAN &
WAKEFIELD

THALHIMER



SHOPCORE
PROPERTIES

600 E Water Street
Suite C
Charlottesville, VA 22902
www.thalhimer.com



JENNY STONER
Senior Vice President
434 234 8417
jenny.stoner@thalhimer.com

JOHN PRITZLAFF
Executive Vice President
434 234 8416
john.pritzlaff@thalhimer.com

JOSI WILLIAMS
Associate
434 333 6991
josi.williams@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.