



HUNTERS HALL BUSINESS PARK

660 HUNTERS PLACE | CHARLOTTESVILLE, VIRGINIA 22911

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Multiple suites in well maintained office building
- Perfect size for growing small to mid-sized business, providing an efficient footprint
- Situated within Hunter Business Park
- Excellent location with quick access to Rt. 250 and Rt. 64; Easy commutes for employees and seamless logistics for business operations
- Easily accessible to retail centers, restaurants and essential services
- Established business park with a diverse mix of office and industrial users
- Ample on-site parking

1ST FLOOR:	1,560 SF ± (SUITE 102)
2ND FLOOR:	1,500 SF ± (SUITE 202)
LOWER LEVEL:	1,640 SF ±
	624 SF ± (W/ ROLL UP DOOR)
YEAR BUILT:	1993
ZONING:	LI (LIGHT INDUSTRIAL)
RENTAL RATE:	\$17.50 PSF



AERIAL



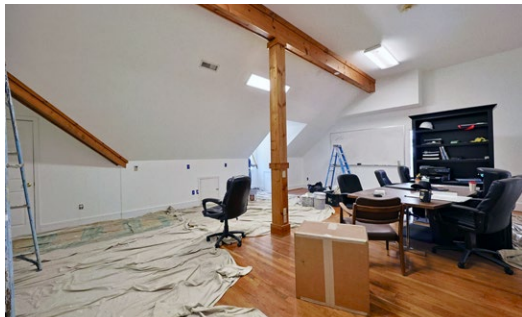
HUNTERS WAY



GOOGLE MAPS



INTERIOR PHOTOS: SUITE 202



LOCAL BIRDSEYE

CHARLOTTESVILLE



FAITH CHRISTIAN ACADEMY

RICHMOND RD



Troy's Auto and Diesel



HUNTERS WAY



CHARLOTTESVILLE TRADE AREA



Stonefield

REGAL CINEMAS, lululemon, TRADER JOE'S, BROOKS BROTHERS, VICTORIA'S SECRET, mezeh, BURTONS GRILL & BAR, noodles, SEPHORA, L.L.Bean, L'Occitane, UNTOKIT

Rio Hill Center

Kroger, Burlington, SIERRA, five BELOW, IHOP, JOANN, TJ-maxx, DOLLAR TREE

29th Place

HomeGoods, DSW, Staples, Advance Auto Parts, FIREHOUSE SUBS, Starbucks, McDonald's

Walmart sam's club

LOWE'S

Goodwill, HARBOR FREIGHT, BUFFALO WILD WINGS

Albemarle Square

ALDI, acac, TEXAS

Charlottesville Fashion Center

belk, JIMMY JOHN'S, TORRID, MATTRESS FIRM, Lids

Seminole Square Shopping Center

FOOD LION, SUPER SHOES, FERGUSON, OUTBACK STEAKHOUSE, DOVER SADDLERY, PLAZA AZTECA

DOWNTOWN CHARLOTTESVILLE MALL

ting PAVILION, JEFFERSON DISCOVERY, MARU, JACK BROWN'S SOUTH STREET, THE WHISKEY IRON JAR, VIOLET CROWN, CODE, COMMON HOUSE, CHICKADEE, ALLEY LIGHT, MUDHOUSE, THE SOUTHERN, SOMBRERO, Melting Pot, Nook, otto, THE WICH LAB, CVS, BIZOV, Belzonia, MARIEBETTE, Hamilton's, Sultan Kebab, THE BRADBURY

Barracks Road Shopping Center

Harris Teeter, Kroger, Michaels, ULTA, Panera BREAD, BARNES & NOBLE, TALBOTS, AMERICAN EAGLE, WARBY PARKER, Chick-fil-ee, OLD NAVY, BRAZOS TACOS, First Watch

BEST BUY

WORLD MARKET

Kroger

WHOLE FOODS MARKET

Pantops Shopping Center

VSC, TRASH SUPPLY, FOOD LION, ROSES, DUNKIN', TACO BELL

Rivanna Ridge Shopping Center

Giant, Dunkin', RED WING, JIMMY JOHN'S, Applebees

5th Street Station

Wegmans, ALAMO BEAUTY, SALLY BEAUTY, PETSMART, Marshalls, planet fitness, DICK'S SPORTING GOODS, AREPAS STEAKHOUSE, Krispy Kreme, DOLLAR TREE, Panera BREAD, TIMBERWOOD TAP HOUSE

UNIVERSITY OF VIRGINIA

UVA Health

bonumose, SENTARA

SITE

Monticello

FOOD LION, Goodwill

CARTER MOUNTAIN ORCHARD

James Monroe HIGHLAND

4 MILES

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



230

14,730

62,504

DAYTIME POPULATION



744

21,520

92,278

AVERAGE HOUSEHOLD INCOME



\$176,875

\$131,315

\$125,412

NUMBER OF HOUSEHOLDS



73

7,095

27,239

MEDIAN AGE

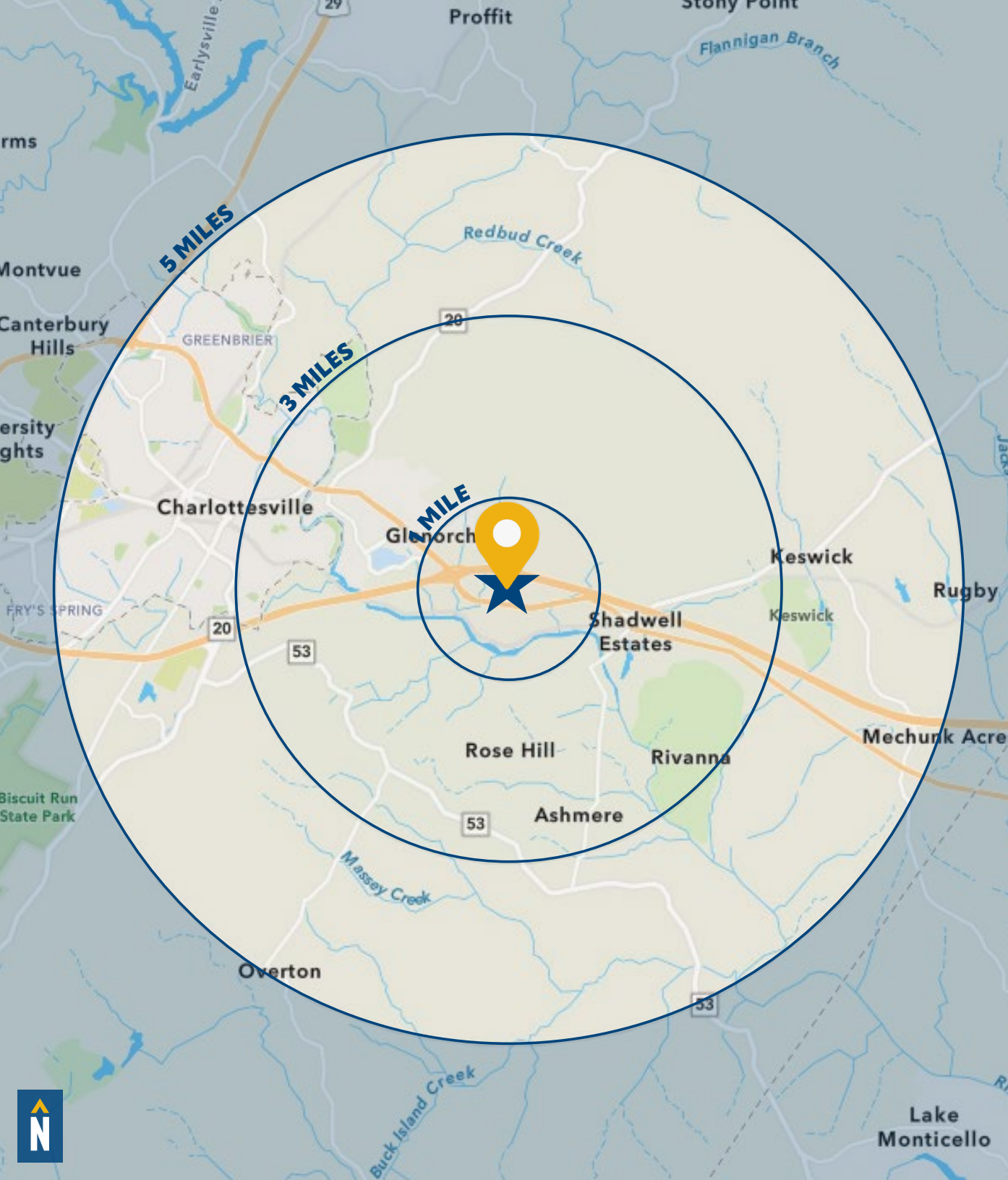


43.5

42.9

34.9

[FULL DEMOS REPORT](#)



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