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NEARBY **Walgreens**



RETAIL FOR SUBLEASE

- Rare Opportunity In Charlottesville's Affluent and Desirable Pantops Corridor.
- Strong Co-Tenancy Including Chipotle, Starbucks, Jersey Mike's and Verizon.
- Close Proximity To Martha Jefferson Hospital (1,600 employees and 176 beds).
- Easy access to Richmond Rd (35,100 ADT) and Rt. 64 (49,521 ADT).

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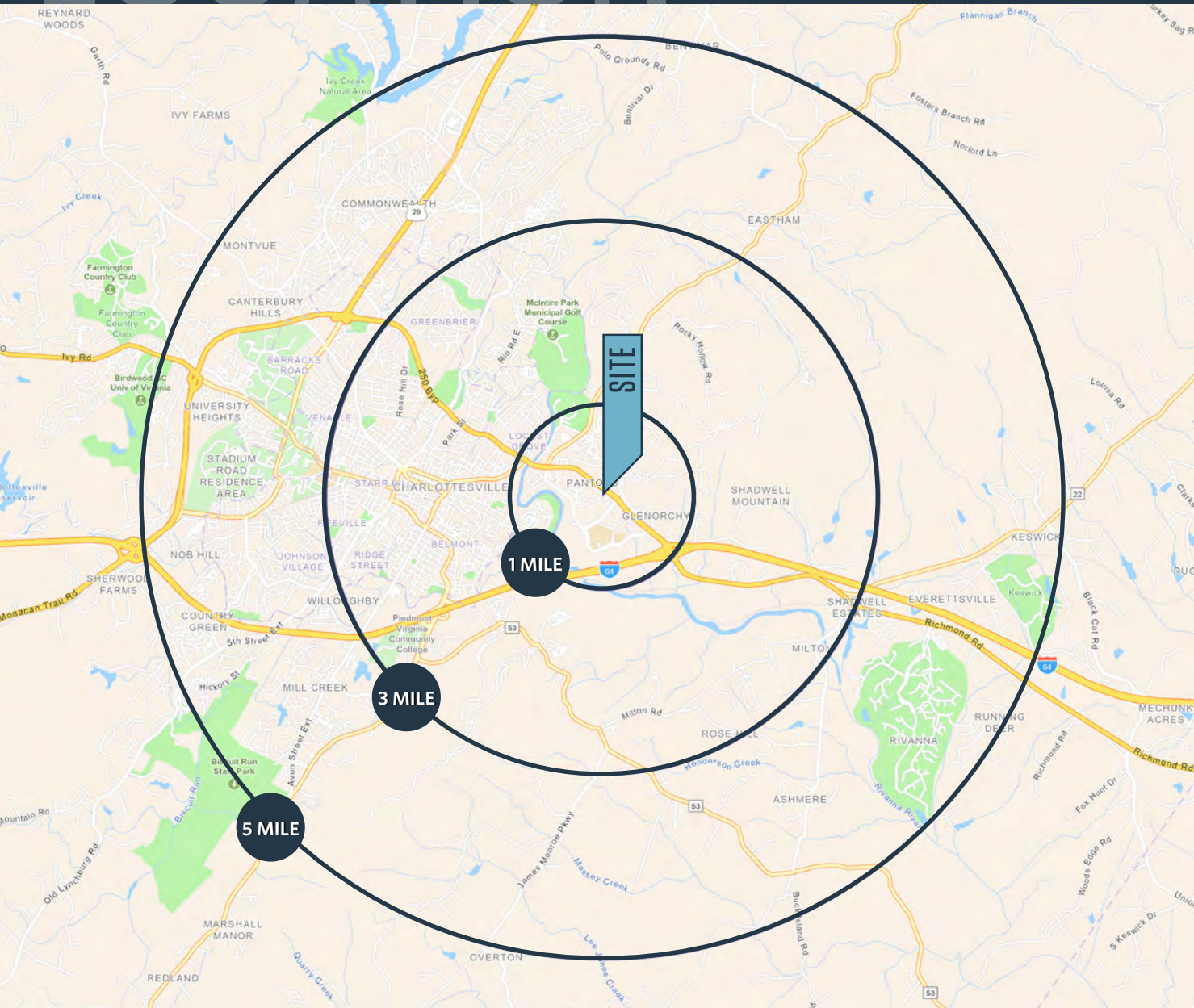
JOE FLEISCHMANN

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LOCATION

PANTOPS PLAZA

2040 ABBEY ROAD, CHARLOTTESVILLE, VA 22911, CHARLOTTESVILLE COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
5,390	39,940	100,407
Daytime Population		
7,901	28,525	93,384
Households		
2,683	18,619	41,348
Average HH Income		
\$120,583	\$119,442	\$116,499

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I-64	49,521 ADT
Richmond Rd	35,100 ADT
Rolkin Rd	8,663 ADT
State Farm Blvd	3,242 ADT

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SITE PLAN

PANTOPS PLAZA

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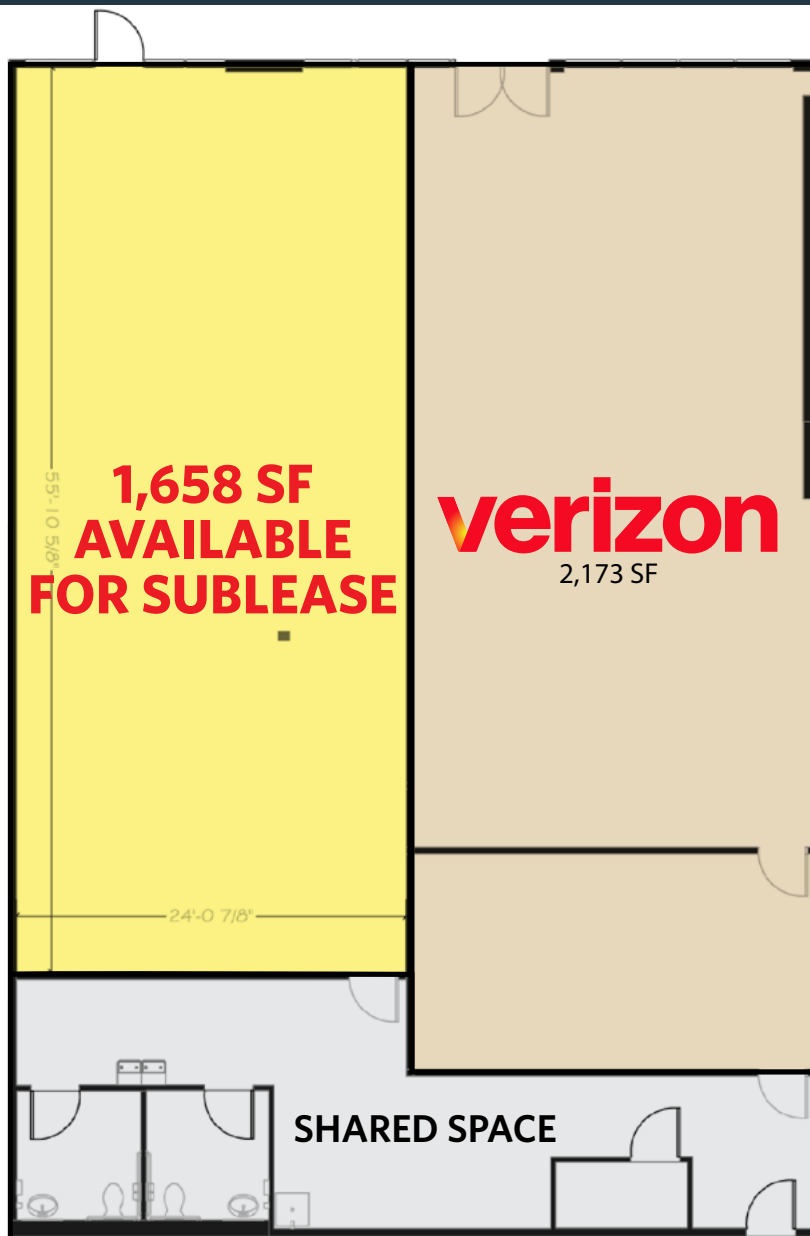
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FOR MORE INFORMATION, PLEASE CONTACT:

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