



Property Features

- THE BEST RETAIL CORNER IN CHARLOTTESVILLE
- ½ mile from University of Virginia – 22,000 students
- 2,500 SF available
- 31,000 VPD on Emmet St; 21,000 VPD on Barracks Rd
- Top 5 American Foodie Cities – Wine Enthusiast Magazine



Area Retailers

Demographics

	1 Mile	3 Miles	5 Miles
Daytime Population	2,857	30,062	52,435
Population	9,548	71,700	91,455
Avg. HH Income	\$62,616	\$65,632	\$72,635

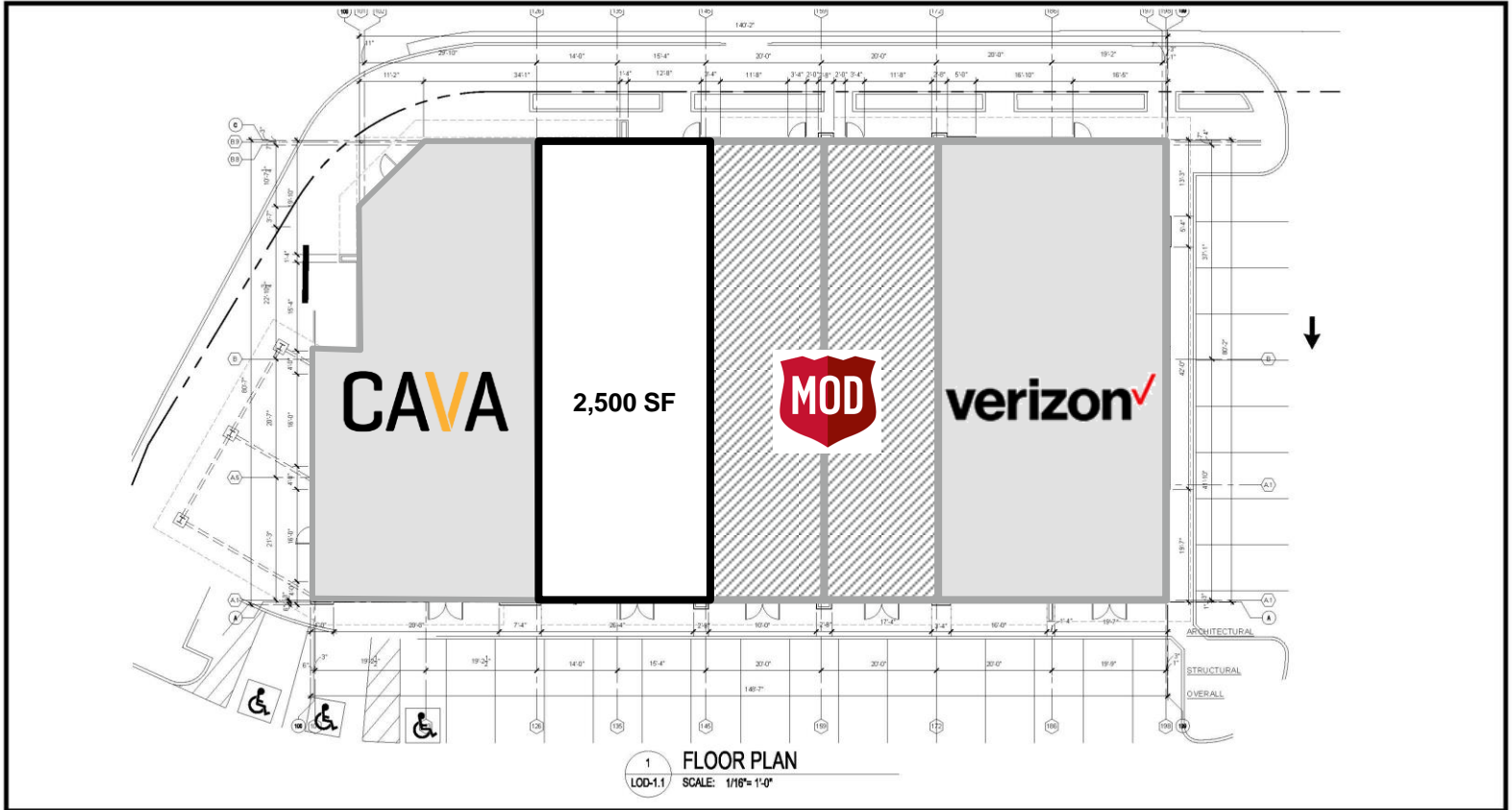
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The Town Center of Virginia Beach
222 Central Park Ave., Suite 1820
Virginia Beach, VA 23462
www.thalhimer.com



CLIENT RIVERBEND DEVELOPMENT	PROJECT BARRACKS AND EMMETT	JOB NUMBER 1442620	BY	 PHILLIPS NORTH TERRACES 400 PERIMETER CENTER TERRACE - SUITE 650 ATLANTA, GA 30346 ☎ 770.394.1616 📠 770.394.1314
	LOCATION CHARLOTTESVILLE, VA	DATE 08.11.16	DRAWING LOD-1.1 - FLOOR PLAN	

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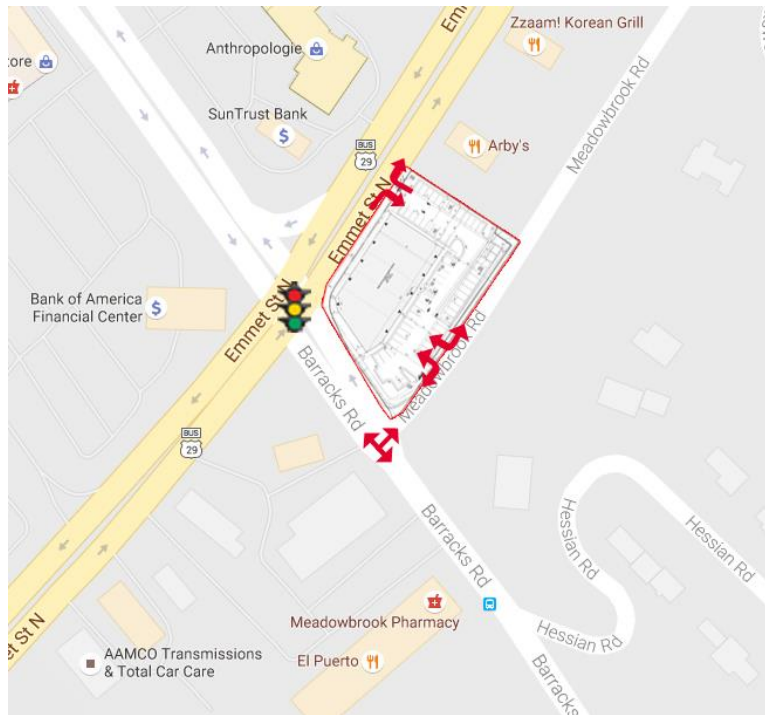
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PROPOSED RETAIL FOR LEASE
Barracks Road & Emmet Street
 Charlottesville, VA



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