



THALHIMER

RETAIL FOR LEASE
722 Preston Avenue
Charlottesville, Virginia

EXCELLENT RESTAURANT OPPORTUNITY



Downtown Location with Parking

For more information, contact:

JENNY STONER

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Property Features

- **EXCELLENT RESTAURANT OPPORTUNITY WITH PARKING**
- High traffic on one of Charlottesville’s main thoroughfares (39,000 VPD)
- Walking distance to Downtown and UVA and other Preston Avenue amenities
- Onsite parking
- Join Kardinal Hall, Juice Laundry, The Brow House, and more in the restored Historic Coca-Cola Building in Downtown Charlottesville

Specifications

Total SF Available	2,196 SF
Timing	Immediate availability
Parking	Parking lot onsite

Demographics

	1 Mile	3 Miles	5 Miles
Population	20,623	84,120	98,993
No. of Households	7,843	33,980	39,668
Avg. HH Income	\$65,273	\$74,845	\$81,557
Daytime Population	40,534	118,688	139,523



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