



CLASS A RETAIL REDEVELOPMENT FOR LEASE

# Hillsdale Village

Route 29 & Hydraulic Road | Charlottesville, VA

PRE-LEASING SMALL SHOPS & BOX SPACE  
JOIN EXISTING WHOLE FOODS



## Rare Box Opportunity in the Heart of Charlottesville

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*Premier Retail Coming Soon!*

Hydraulic Station is a brand new, ±110,000 square foot, Class A retail strip center, located in the heart of Charlottesville and strategically situated at the intersection of Route 29 and Hydraulic Road. Delivering this winter, Hydraulic Station is poised to be the premier big box retail site in the state of Virginia offering everything a retailer is looking for – high traffic counts, superb demographics, and a regional draw from neighboring metropolitan areas like Washington D.C. and Richmond, Virginia.

*Charlottesville is a hip, sophisticated college town, filled with history and framed by the breathtaking Blue Ridge Mountains*

**Proposed Specifications**

Total Size	±110,000 SF
Available SF	1,200 – 60,000 SF
Site Size	±9 acres
Timing	Winter 2018/2019 delivery
Parking Ratio	4.5/1,000 SF
Features	<ul style="list-style-type: none"> <li>• Main and Main retail location with access from Hydraulic Road and Rt. 29</li> <li>• Highest traffic counts in Charlottesville</li> <li>• Excellent signage opportunities</li> <li>• Outparcels available</li> </ul>

**Traffic Counts**

Hydraulic Road	30,000 VPD
Route 29/Seminole Trail	61,000 VPD

Join Nearby Retailers



College Town Stability



The University of Virginia is a significant driver of the economies of the communities it serves and of the Commonwealth as a whole.

- Patrick Hogan, UVA Executive Vice President and Chief Operating Officer



#3

BEST PUBLIC NATIONAL UNIVERSITY

\$1.0 B

UVA EXPENDITURES ON LOCAL ECONOMY

\$5.9 B

ANNUAL ECONOMIC ACTIVITY STATEWIDE

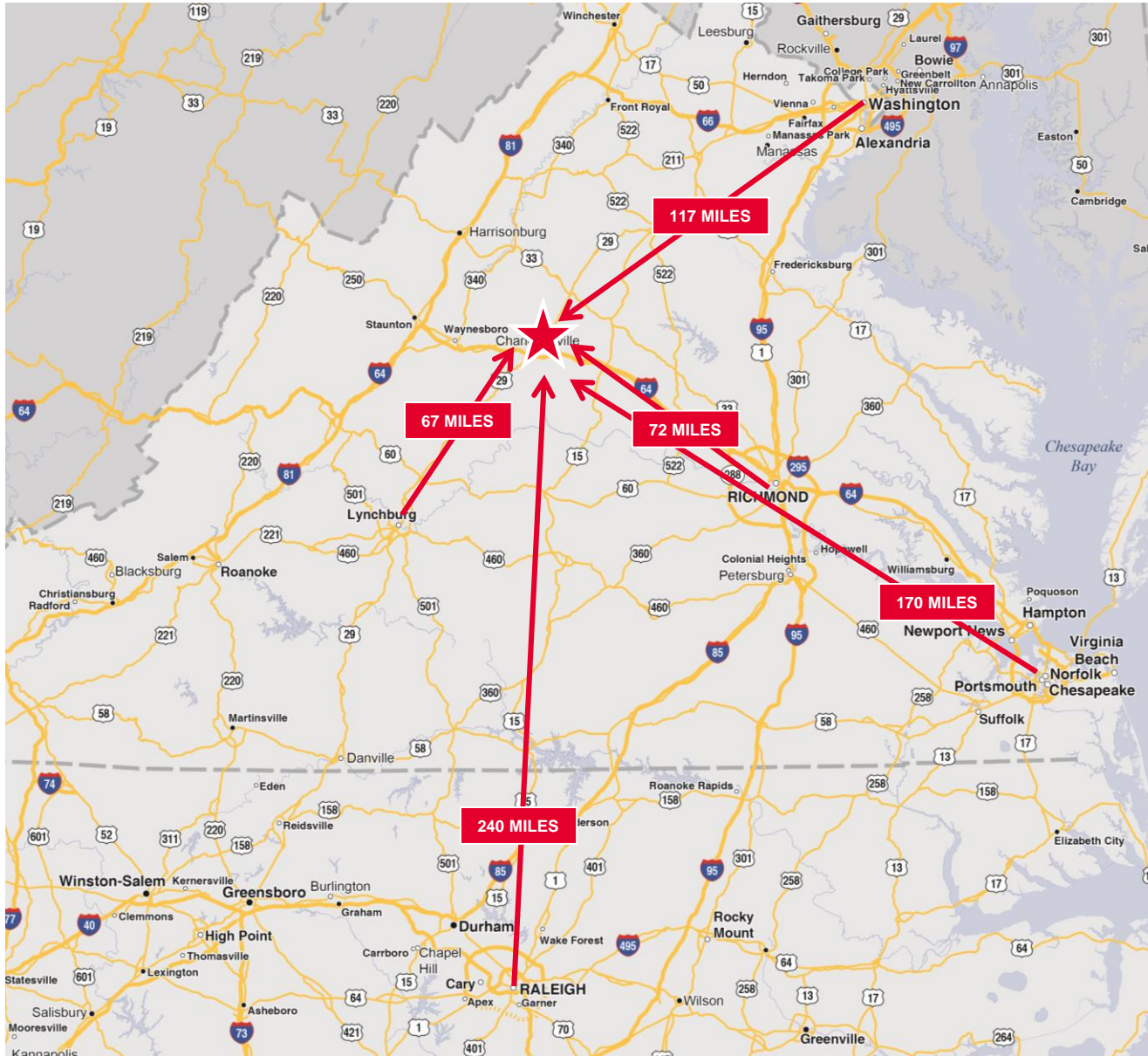
28,000 people employed at the university including approximately 16,000 faculty and staff and approximately 7,000 Health System employees

15,891 undergraduate students

6,500 graduate and professional students

\$995,000,000 in tourism revenue (2015)

Tourism Fuels Spending



Charlottesville is the #2 most frequently visited city in Virginia.

Top 10 Cities Traveling to Central Virginia

Washington D.C.	15%
Richmond-Petersburg, VA	13%
Norfolk-Portsmouth-Newport News, VA	10%
Roanoke-Lynchburg, VA	9%
Raleigh-Durham, NC	5%
Baltimore, MD	4%
New York, NY	4%
Charlottesville, VA	4%
Harrisburg, PA	4%
Philadelphia, PA	3%

500,000 tourists annually

Tourism dollars increase year-over-year  
 \$524,000,000 in tourism revenue (2013)<sup>1</sup>

\$553,000,000 in tourism revenue (2014)<sup>1</sup>

\$995,000,000 in tourism revenue (2015)<sup>2</sup>

(1) www.cisitcharlottesville.org & US Travel Association  
 (2) www.dailyprogress.com & US Travel Association



*Trade Area Demographics*  
(45-Minute Drive Time)

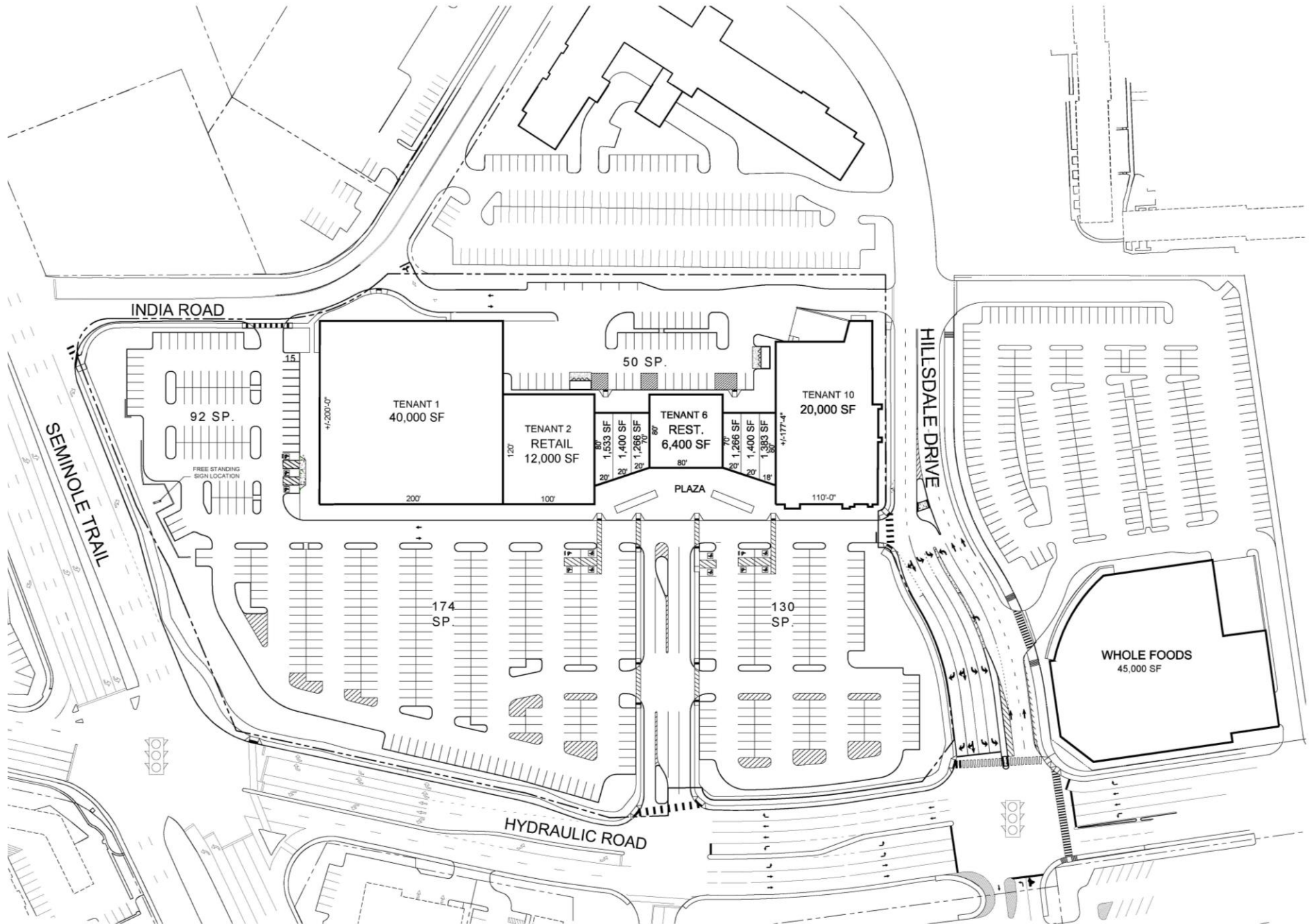
Population	
2018 Population	335,140
Projected 2023 Population	350,897
Total Businesses	13,555
Daytime Population (Employees)	213,382
Education: College Degree+	40%
Median Age	39.7

Households	
2018 Households	132,729
Projected 2023 Households	139,037
Average Household Income	\$86,929
Projected 2023 Avg. Household Income	\$98,233
Home Value	\$271,143
Projected 2023 Home Value	\$298,807

Average Yearly Expenditure	
Total Household	\$9.17 B
Total Non-Retail	\$4.98 B
Total Retail	\$4.19 B





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### *The Charlottesville Appeal*

Charlottesville's rich history, national parks, and award-winning restaurant scene attracts visitors from all over the United States.

**No. 1**  
**Top College Town**  
- Travel Channel, 2017

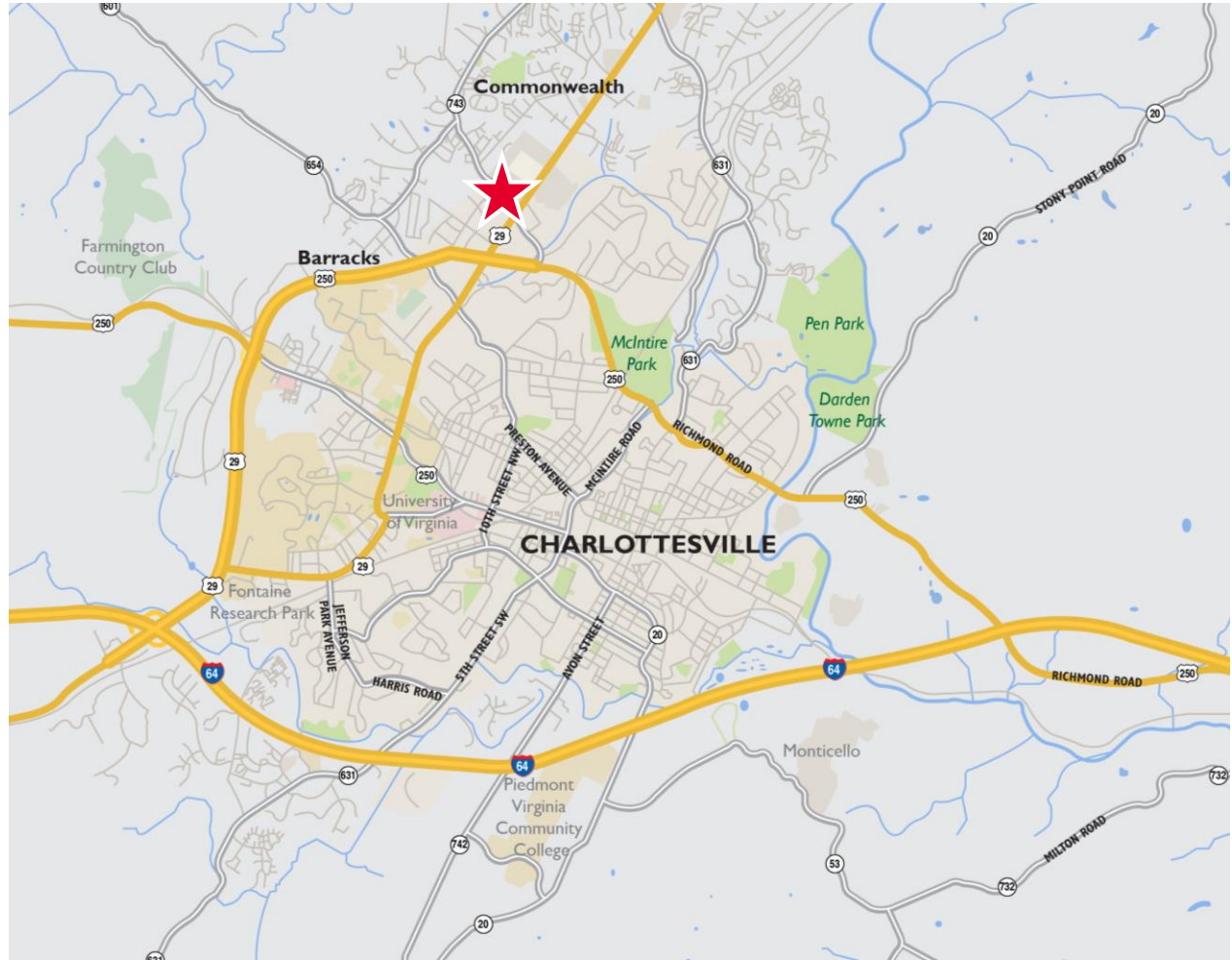
**No. 3**  
**Best Small Town in the South**  
- Southern Living, 2017

**No. 5**  
**Top 100 Best Places to Live in America**  
- Livability, 2017

**No. 5**  
**Top 10 Healthiest, Happiest City in the U.S.**  
- The Today Show, 2017

**One of the Best**  
**Places to Take a Weekend Trip from D.C.**  
- Thrillist, 2017

**Top 17**  
**Places You Must Visit in the U.S.**  
- Expedia, 2017



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