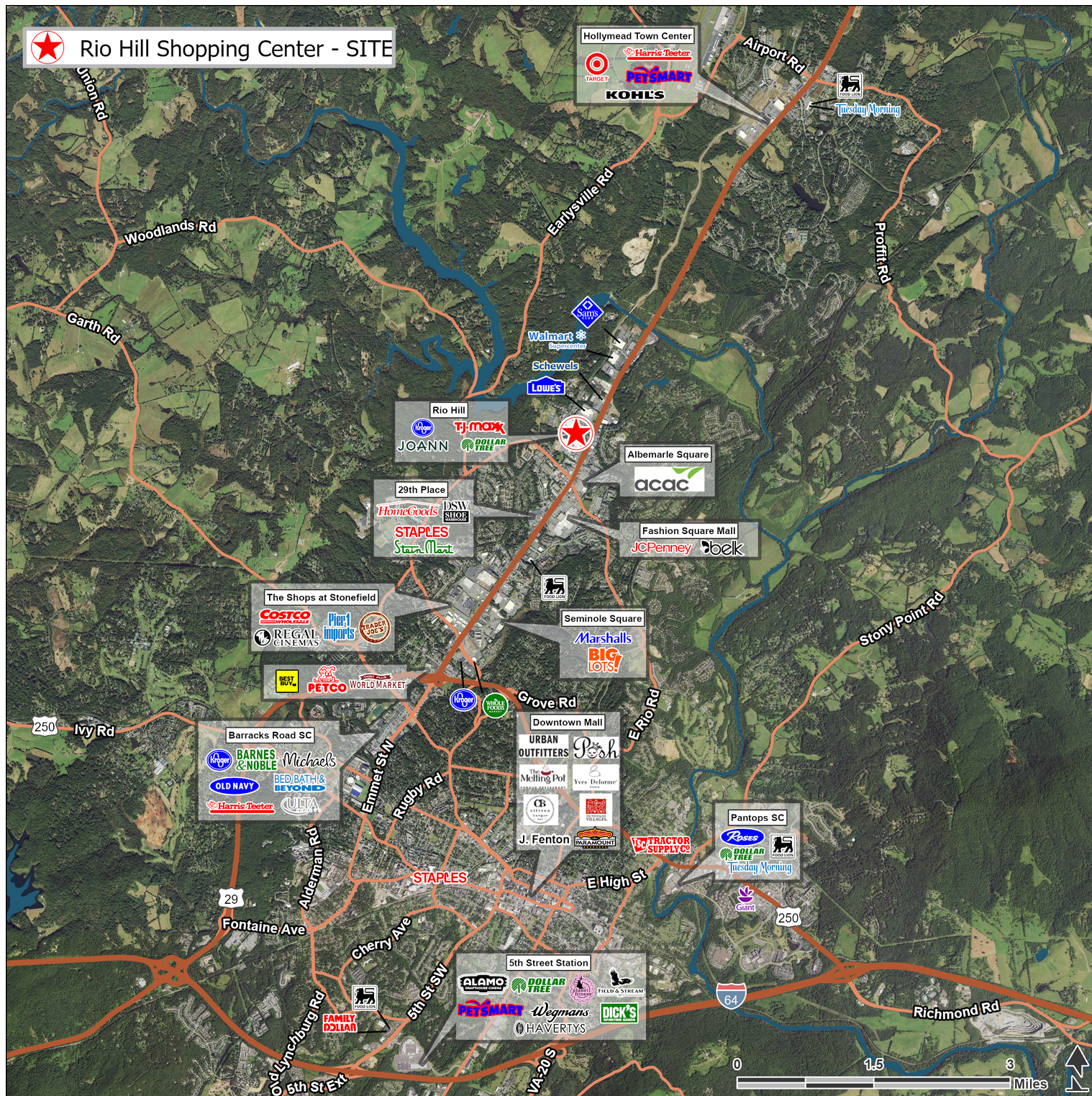


RIO HILL SHOPPING CENTER

1980 Rio Hill Center, Charlottesville, VA 22901



EXCLUSIVE AGENT(S)
 DEBRA RAMEY • debra.ramey@tscg.com • 757.722.2500

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LOCATION OVERVIEW

Centrally located along Route 29 (Seminole Trail) with easy access to US Route 250 and University of Virginia.



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PROPERTY HIGHLIGHTS

- 20,000 SF available
- 1,200 - 2,000 SF in-line spaces available
- 288,000 SF grocery anchored shopping center
- Located on Route 29 (Seminole Trail) and Woodbrook Drive
- Join: Kroger, TJ Maxx, Jo-Ann Fabrics and Rack Room Shoes
- New anchor coming soon
- Renovation starting in Spring 2021
- Traffic Counts: Seminole Trail (US 29): 52,000 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	35,171	93,775	116,625
Households	14,759	37,192	46,303
Average Household Income (\$)	88,871	84,901	88,754



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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1744	Crutchfield Installations	1,565 SF	1832	Cato	4,993 SF
1746	Advance America	1,450 SF	1850	TJ Maxx	25,050 SF
1748	Available	1,200 SF	1860	Great Frame Up	1,600 SF
1750	Atlas Comics	1,200 SF	1864	Kyoto Japanese Restaurant	1,600 SF
1752	Available	1,200 SF	1872	VA ABC Liquor	3,200 SF
1754	Available	1,200 SF	1878	Available	1,600 SF
1756	MetroPCS	1,200 SF	1880	Sun Tan City	3,200 SF
1758	Available	1,200 SF	1900	Hertz	1,600 SF
1760	Tobacco 4 Less	1,200 SF	1904	Sally Beauty Supply	1,600 SF
1764	Subway	1,200 SF	1908	Rio Hill Wine & Gourmet	1,600 SF
1766	H&R Block	1,200 SF	1912	Available	1,600 SF
1768	Hair Cuttery	1,200 SF	1920	Rent-A-Center	3,200 SF
1774	Jo-Ann Fabrics	21,080 SF	1928	Affordable Dentures	3,200 SF
1784	Available	20,000 SF	1940	AT LEASE	46,198 SF
1788	Plato's Closet	4,040 SF	1950	T and C Nails II	2,000 SF
1790	Five Below	7,960 SF	1954	Tropical Smoothie Cafe	2,000 SF
1800	Rack Room Shoes	5,000 SF	1958	Lime Leaf Thai Restaurant	2,000 SF
1808	Rio Hill Cleaners	2,500 SF	1962	OneMain Financial	2,000 SF
1812	Chandler's Bakery	2,500 SF	1966	Ferro's Brick Oven	2,000 SF
1816	Stacy's Music Shop	1,600 SF	1970	Skrimp Shack	2,000 SF
1818	Weight Watchers	1,600 SF	1980	Kroger	78,823 SF
1820	America's Best Contacts & E...	3,200 SF	2020-34	Dollar Tree	12,996 SF

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