



THALHIMER

PREMIER MIXED-USE URBAN DISTRICT

Dairy Central

Preston & Grady Avenues | Charlottesville, Virginia

DAIRY CENTRAL

CLASS A OFFICE & RETAIL FOR LEASE



Dairy Market Delivering Spring 2020 | www.DairyCentralCville.com

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Dairy Central

Dairy Central is an exciting new mixed-use urban district within walking distance of downtown Charlottesville and the University of Virginia. Located at the corner of 10th Street and Preston Avenue, Dairy Central started construction in Summer 2018 and will deliver in early 2020. The centerpiece of the multi-phase project will feature the adaptive reuse of the historic 1937 Monticello Dairy facility. A destination food hall with unique local restaurateurs, national retailers and a craft brewery will anchor Phase 1 of the neighborhood hub and create an amenity for 50,000 SF of new Class A office space. Future phases include up to 300 residential apartments, additional retail and structured parking on site.

Proposed Specifications – Phase I

Total Size	±95,000 SF
Available SF	Approximately 50,000 SF
Location	At the corner of Preston, Grady and 10th Street – walking distance to UVA and Downtown via fast-growing Preston Ave
Timing	Early-Mid 2020
Parking	Convenient and ample parking including 28 structured spaces and 151 surface spaces
Signage	Exterior building signage opportunity
Features	<ul style="list-style-type: none"> • Class A office space • Community co-working space • Street front retail • Destination food hall featuring unique local & regional offerings • 175 new apartments



Brought to you by: **STONY POINT** | DESIGN BUILD



We are thrilled to announce this investment in our hometown of Charlottesville, VA. Dairy Central builds on our philosophy of creating great places and enhancing lives through the built environment. We look forward to creating a vibrant, healthy community and its related benefits including job creation, housing opportunities, and places for the community to recreate and connect.

DAIRY CENTRAL

CHARLOTTESVILLE, VA

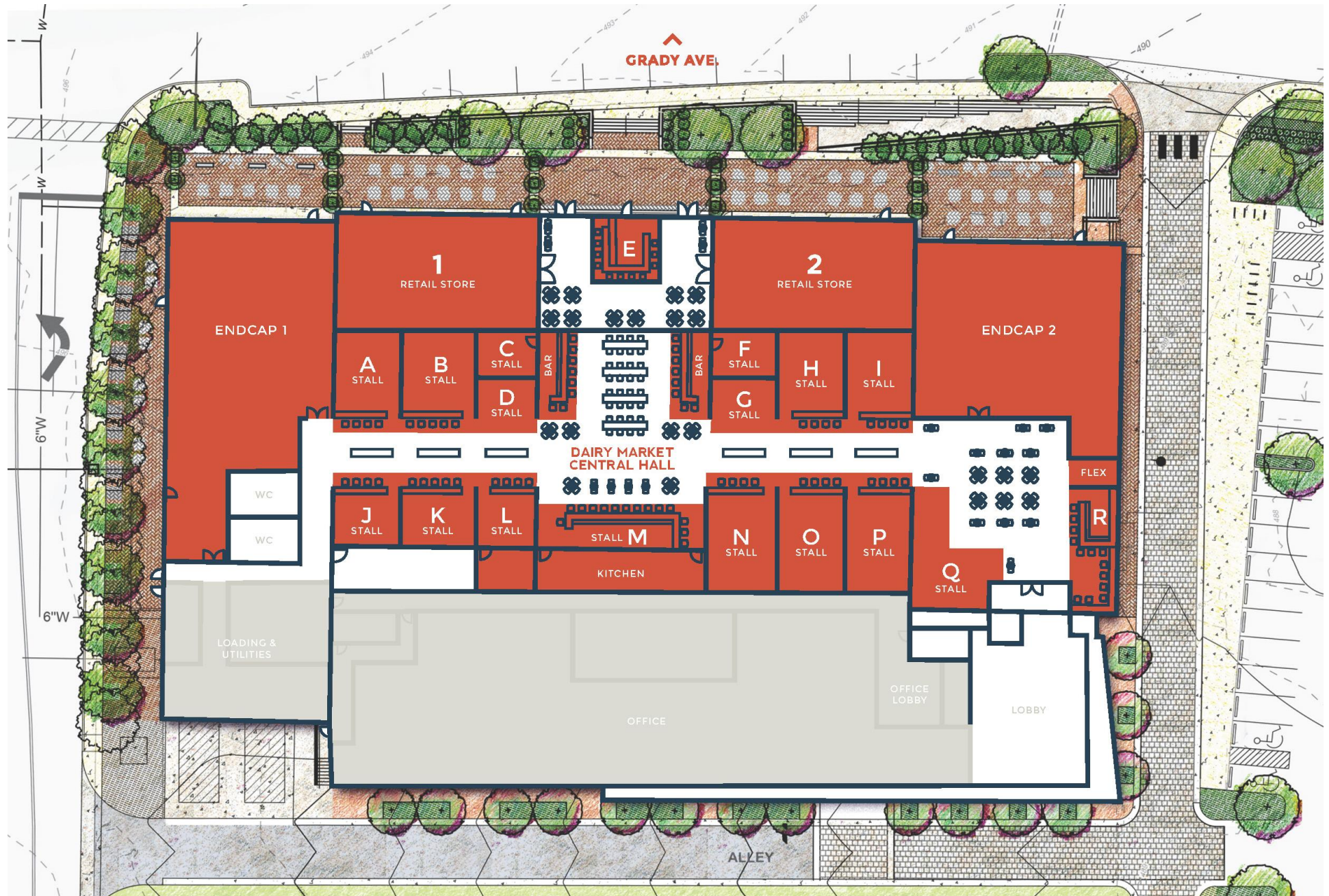


Dairy Market will feature street front retail & restaurant space as well as Virginia's first modern food hall, featuring local farm-to-table chefs, artisan vendors, and a craft brewery.



Dairy Market | Virginia's First Food Hall

Available Space	SF
Common Area	7,245
<i>includes 166 seats & 6 fixed high-top tables</i>	
Retail Store 1	2,004
Retail Store 2	1,947
Endcap 1	3,995
Endcap 2	3,354
Stall A	609
Stall B	607
Stall C	581
Stall D	332
Stall E	402
Stall F	571
Stall G	335
Stall H	603
Stall I	590
Stall J	472
Stall K	456
Stall L	700
Stall M	1,321
Stall N	749
Stall O	703
Stall P	686
Stall Q	675
Stall R	512





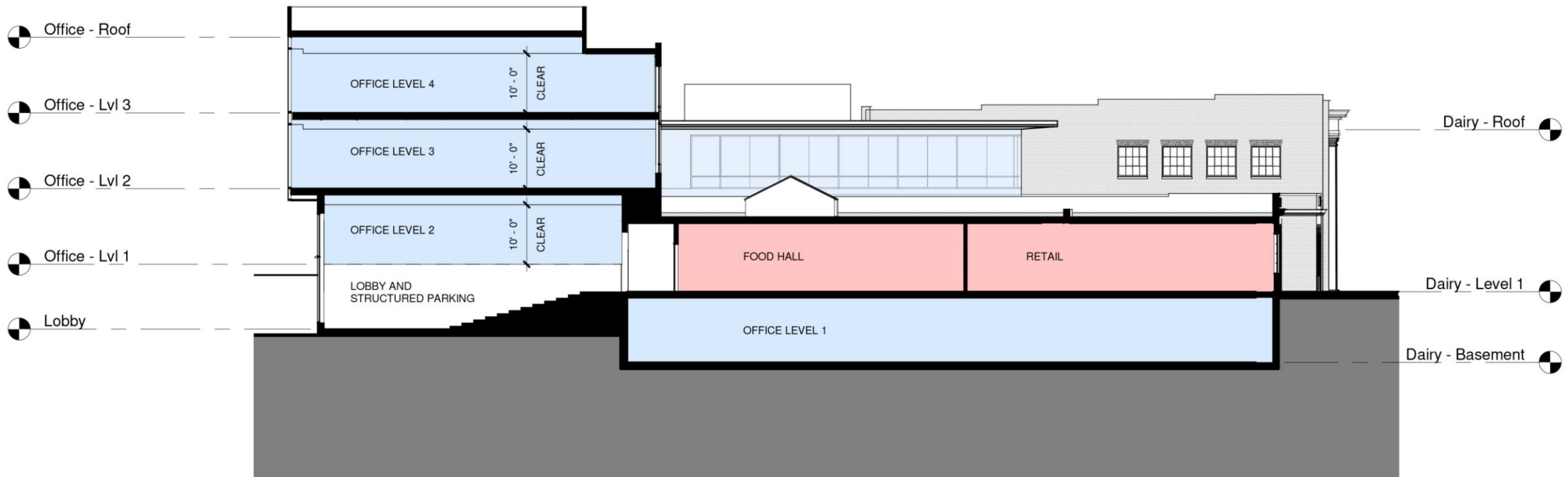
50,000 square feet of brand new, **class A office space** with an exceptional location in the heart of downtown Charlottesville, Virginia. Office Tenants will be within walking distance of Preston Avenue retailers and in close proximity to the historic Downtown Mall and UVA, as well as have direct lobby access to the Monticello Dairy Food Hall. Ample onsite parking, with designated VIP parking spaces under the building available.



LEED Certified - Class A Office Space

Availabilities	
Level 1	8,575 SF
Level 2	10,744 SF
Level 3	25,110 SF
Level 4	14,072 SF

Office Specifications	
Available SF	50,000 SF
Elevators	2 passenger
Construction	Type 2a construction with glass curtain wall, pre-patinated copper and rhinezink exterior skin
Ceiling Heights	13' clear with open ceiling and 10' clear with a drop ceiling
Parking	Convenient and ample parking including 28 structured spaces and 151 surface spaces
Features	<ul style="list-style-type: none"> • Certified LEED for Core & Shell • Outdoor terrace and green roof with access from floor 3 • Dedicated structured parking for key office tenants and on-site bike racks • Project amenities include direct access to Dairy Market Food Hall and retail, access to common areas and event spaces associated with Dairy Market district, and live/work opportunities.



Sources: SitesUSA, UVAToday.com, Virginia Tourism Corporation, Forbes.com & U.S. Travel Association



RETAIL MARKET STATISTICS



3.8%

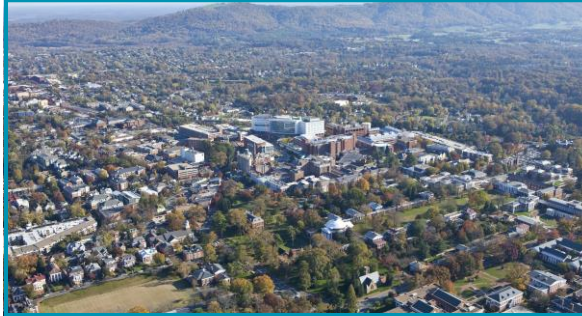
OVERALL VACANCY

+370k

ABSORPTION (2016)

3.2%

UNEMPLOYMENT RATE



TRADE AREA DEMOGRAPHICS



+378k

TRADE AREA POPULATION

12.9%

GROWTH SINCE 2010

\$4.19 B

ANNUAL HOUSEHOLD RETAIL EXPENDITURE



COLLEGE TOWN STABILITY



35%

BACHELOR DEGREE+

\$1 B

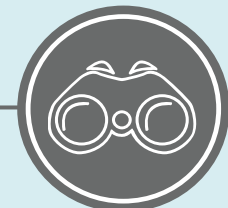
UVA EXPENDITURES ON LOCAL ECONOMY

\$5.9 B

ANNUAL ECONOMIC ACTIVITY STATEWIDE



TOURISM IMPACTS ECONOMY



500k

ANNUAL TOURISTS

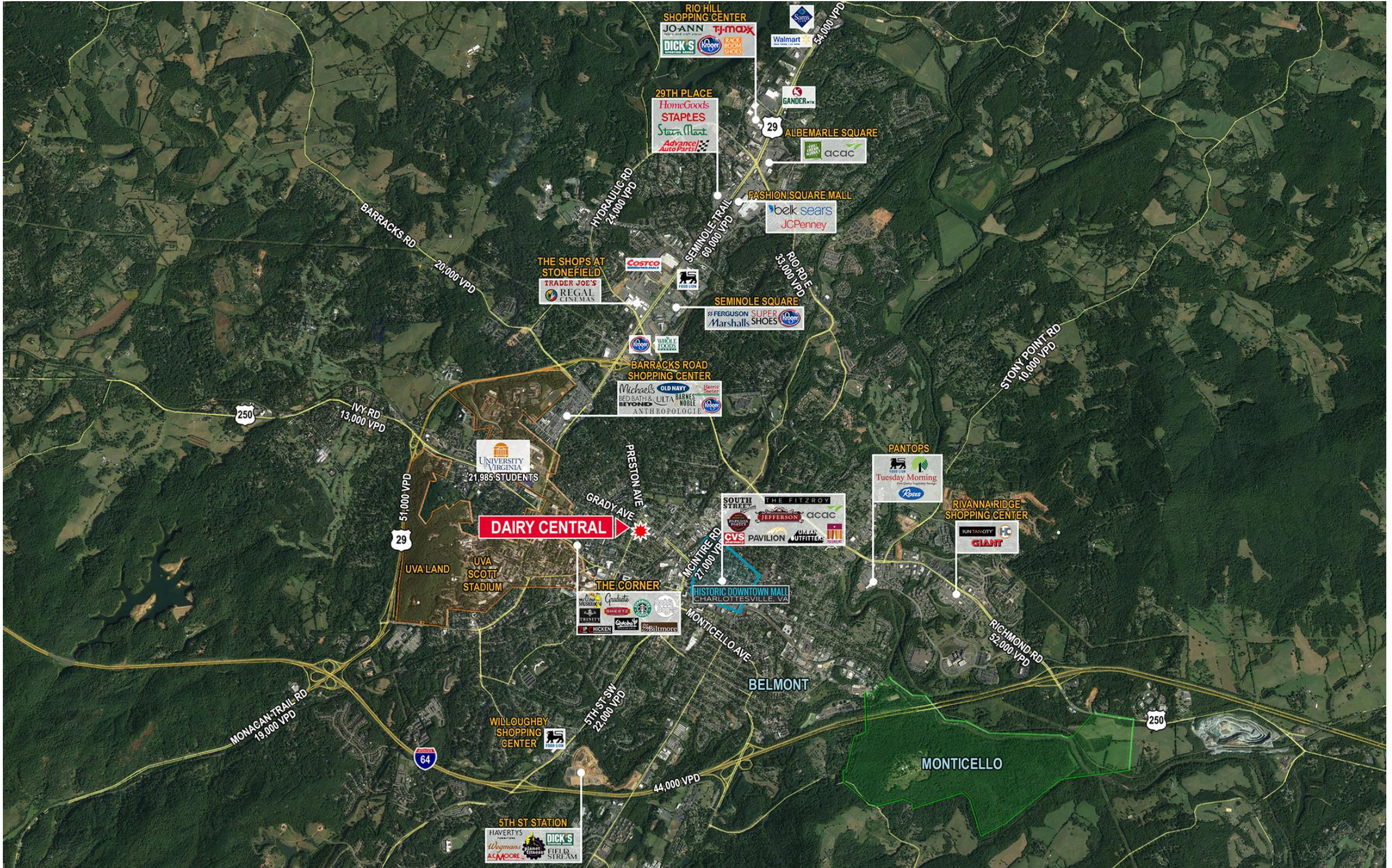
\$995 M

TOURISM REVENUE (2015)

No. 2

MOST FREQUENTLY VISITED CITY IN VIRGINIA





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

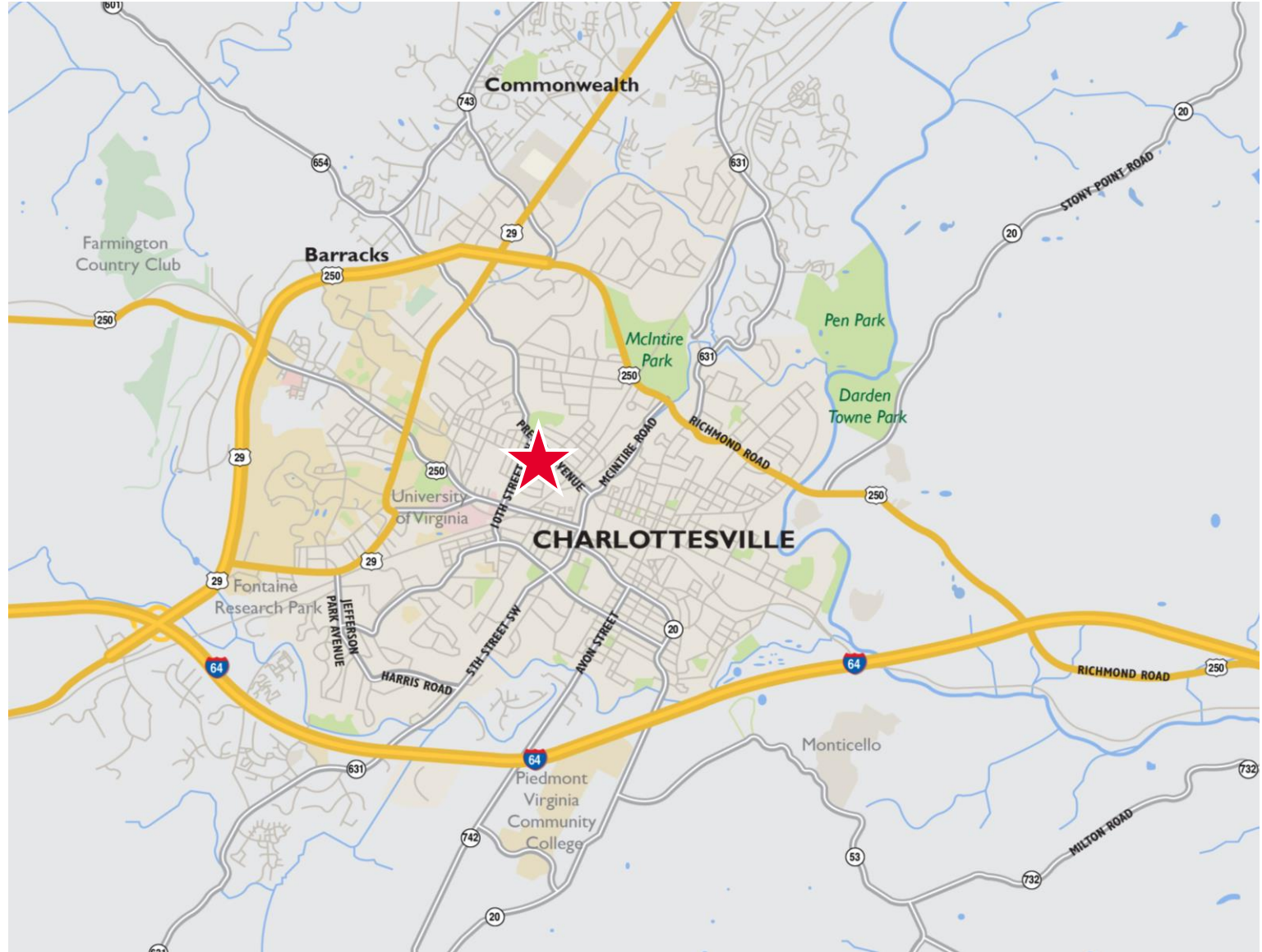
No. 3
Best Small Town in the South
 - Southern Living, 2017

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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