1ST FLOOR OFFICE SPACE

2401 HYDRAULIC ROAD | CHARLOTTESVILLE, VIRGINIA 22901

FOR **LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,200 SF ± 1st floor office suite available
- Ample on-site parking (37 surface spaces)
- Located across from Stonefield Shopping Center in a highly visible/trafficked area
- Potential uses include: specialty/gourmet food, yoga/fitness studio, medical office, coffee shop/ specialty beverage, high-end home finishes
- Walkable to local shopping and dining destinations, as well as residential neighborhoods
- Easy access to Route 29, 250 Bypass and I-64, as well as public transportation

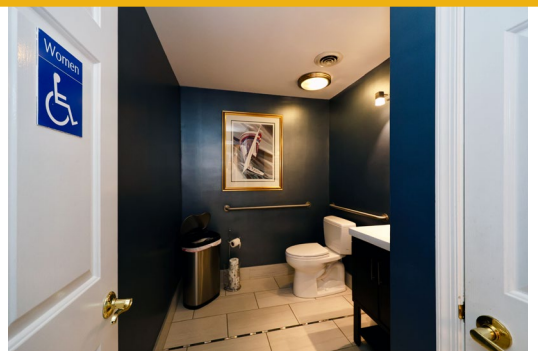
AVAILABLE:	250 SF ± (1ST FLOOR)
LOT SIZE:	0.549 ACRES ±
YEAR BUILT:	1978
PARKING:	37 SURFACE SPACES
ZONING:	HC (HIGHWAY COMMERCIAL)
RENTAL RATE:	**NEGOTIABLE**

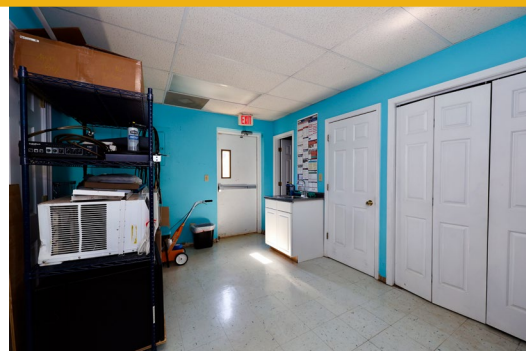




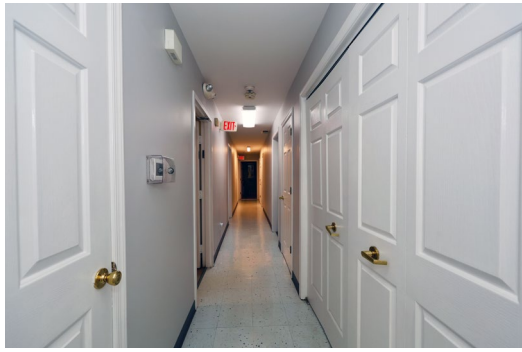
INTERIOR **PHOTOS**













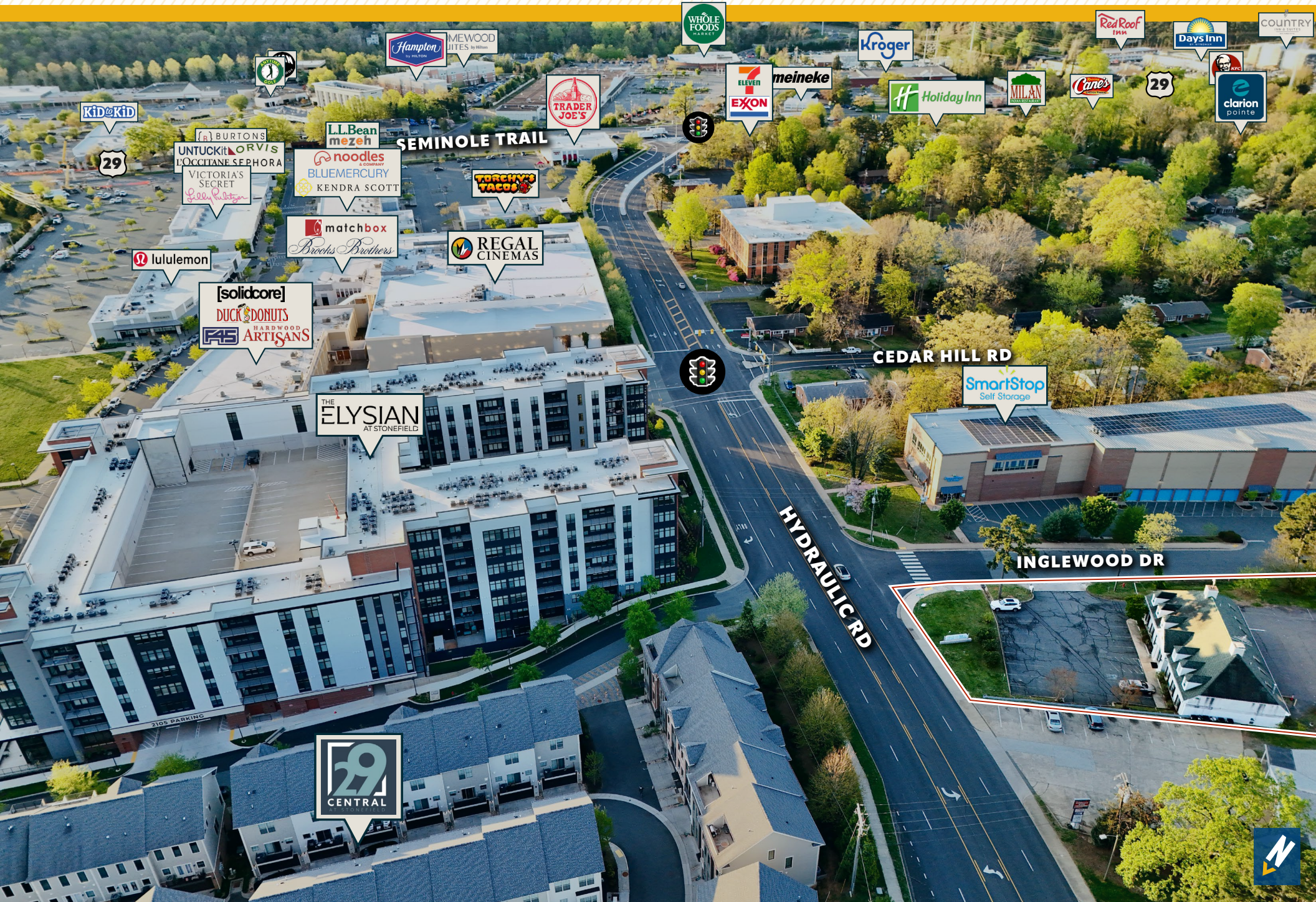




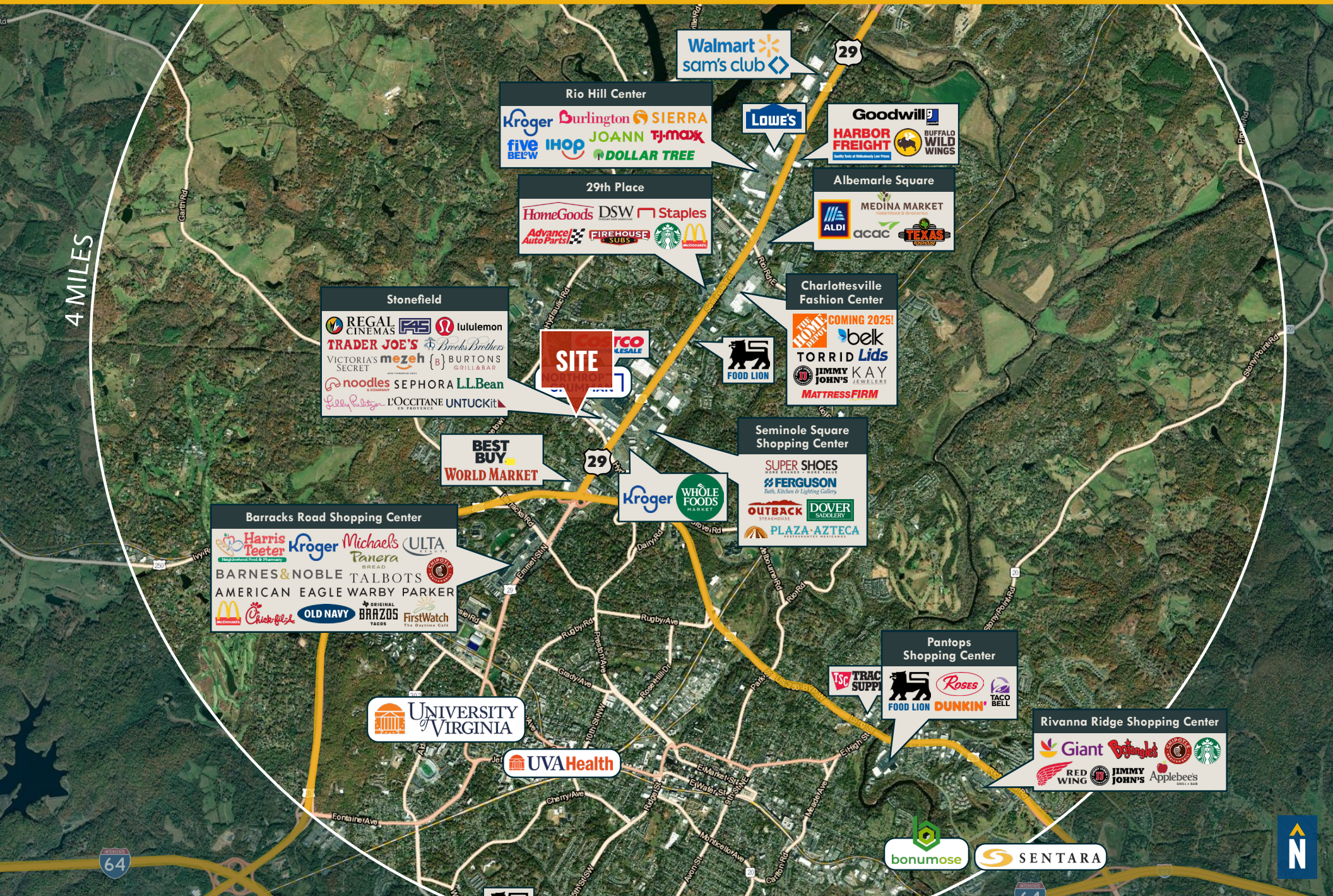


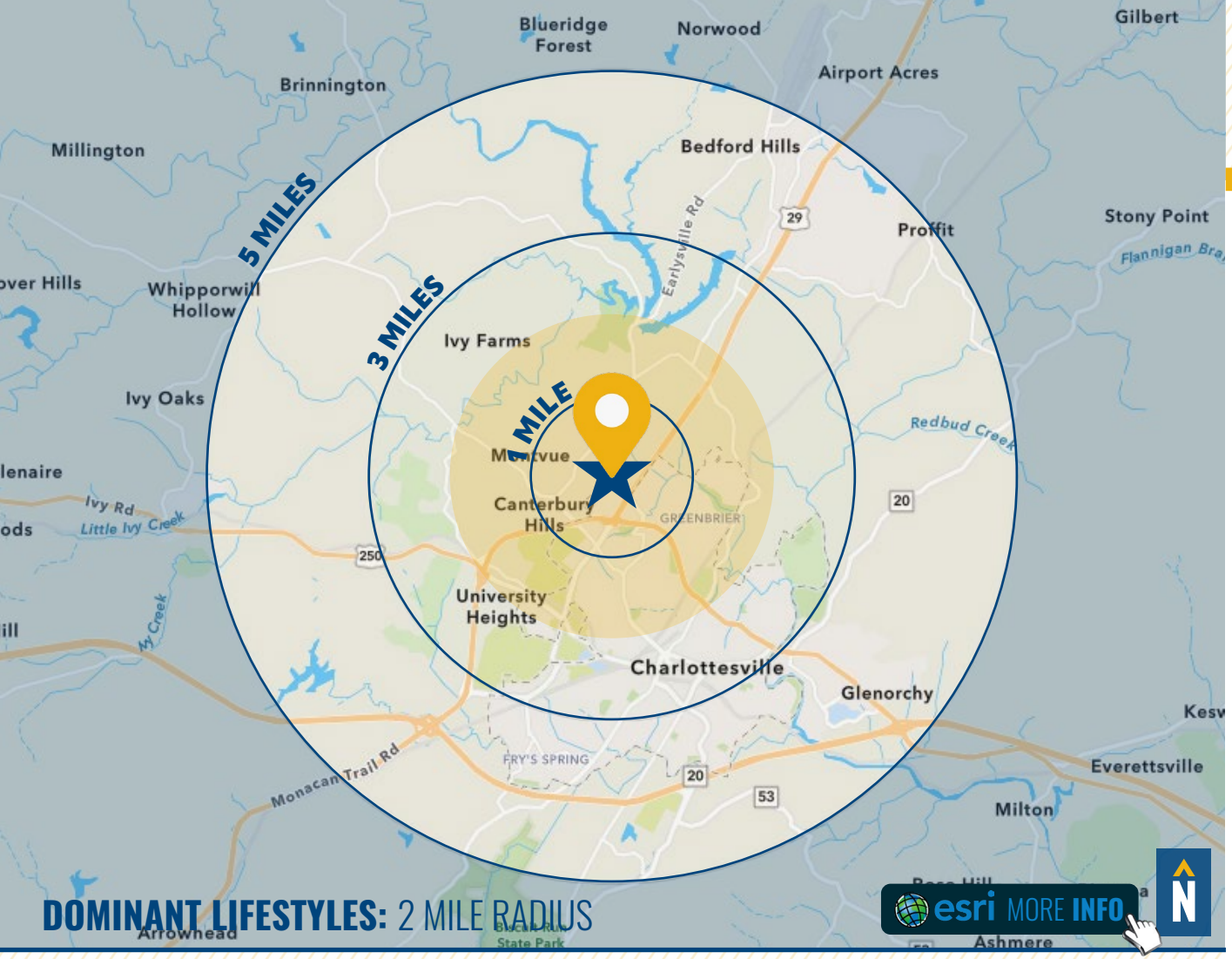


LOCAL **BIRDSEYE**



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

14% YOUNG AND RESTLESS



These well-educated young workers, some of whom are still completing their education, are largely employed in professional/ technical occupations. Smartphones and the Internet are a way of life.

Median Age:	29.8
Median Household Income:	$40,500

13% DORMS TO DIPLOMAS



On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

Median Age:	21.6
Median Household Income:	$16,800

13% BRIGHT YOUNG PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age:	33.0
Median Household Income:	$54,000

DEMOGRAPHICS

2024

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	10,955	66,787	106,428
DAYTIME POPULATION	11,899	105,204	144,024
AVERAGE HOUSEHOLD INCOME	$96,490	$111,997	$122,944
NUMBER OF HOUSEHOLDS	4,851	26,405	43,413
MEDIAN AGE	34.8	29.6	32.5

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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