

Price Reduced: $5,000/Month Triple Net

200 W Water St, Charlottesville, VA

Exceptional Restaurant space on a highly visible corner in Downtown Charlottesville

Turnkey restaurant with fully renovated kitchen, interior and new exterior patio deck

- Prime location provides high foot and vehicle traffic
- Strategic proximity to the downtown mall parking and events drives traffic past your front door
- 1,098 SF indoor plus additional enclosed all-weather patio space
- 6,056 SF lot allows for expansive outdoor dinner options
- One of the best and most unique outdoor dining areas in Charlottesville
- Additional restaurant storage is offered next door
- Kitchen equipment and furniture for sale
- $5,000/Month Triple Net

Accelerating success.

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2026 Demographics

	1 miles	3 miles	5 miles
Population	17,691	81,499	101,437
Daytime Population	37,852	115,213	140,692
Households	8,290	33,863	42,000
Average Household Income	$102,972	$115,533	$125,028









200 W Water St



1 Guadalajara
2 Tonic
3 The Nook
4 The Melting Pot
5 Citizen Burger Bar
6 Lone Light Coffee
7 Fleurie
8 Petit Pois
9 Sal's Caffe Italia
10 The Fitzory
11 Jack Brown's Joint
12 Hamilton's at First & Main
13 The Southern Cafe & Music
14 Petite Marie Bette
15 Bang!
16 Otto Eats
17 Crush Pad Wines
18 Bizou

1 CODE Building
2 Zero Garrett Office Building
3 3TWENTY3 Office Building
4 S&P Global
5 UVIMCO Hantzmon Wiebel
6 Sprint Pavilion
7 City Hall
8 Paramount Theater

1 Market Street Parking
2 Water Street Parking

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200 W Water St

99 Walk Score®

45 Transit Score

89 Bike Score

West Main Corridor

200 W Water St

W. Water St.

2nd St SW

Vehicular Crossing

1. Iron Paffles & Coffee
2. Otto's Turkish Street Food
3. The Wich Lab
4. FARMacy Cafe
5. The Alley Light
6. Revolutionary Soup
7. Christian's Pizza
8. The Whiskey Jar
9. Lucky Blue's
10. Mudhouse Coffee
11. The Bebedero
12. Cocoa & Spice
13. Marco & Luca
14. Bizou
15. Miller's Downtown

1. Downtown Pedestrian Mall
2. Omni Hotel
3. CODE Building
4. Violet Crown
5. Federal Building & US Courthouse
6. Residence Inn
7. UVA & UVA Medical Center
8. The Rotunda
9. John Paul Jones Arena

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