



Colliers



CONTACT US

Leigh Hughes

Vice President

+1 434 284 4007

leigh.hughes@colliers.com

Peter Vick

Senior Vice President

+1 804 814 9977

peter.vick@colliers.com

Harrison Hall

Senior Vice President

+1 804 814 5299

harrison.hall@colliers.com

Rivanna Plaza

4,400 SF of Retail Available For Lease

Current Fitness Center

- Current fitness space - 4,400 SF, available 7/1/26
- Good visibility from Route 29
- 55,000 VPD on Rt. 29
- Adjacent to AMF Bowling
- Just south of new surgery center and future Brookhill Development
- Join nearby retailers including Walmart, Dick's Sporting Goods and more

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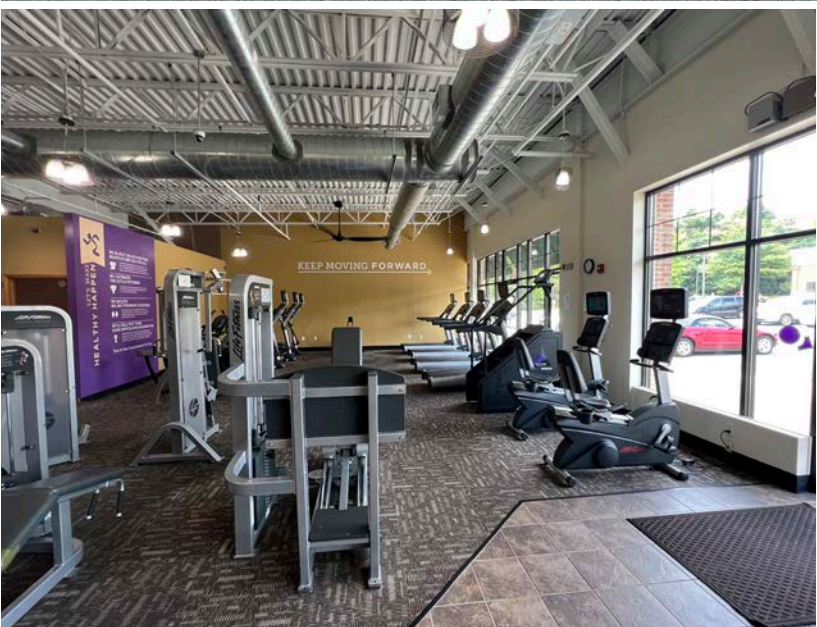
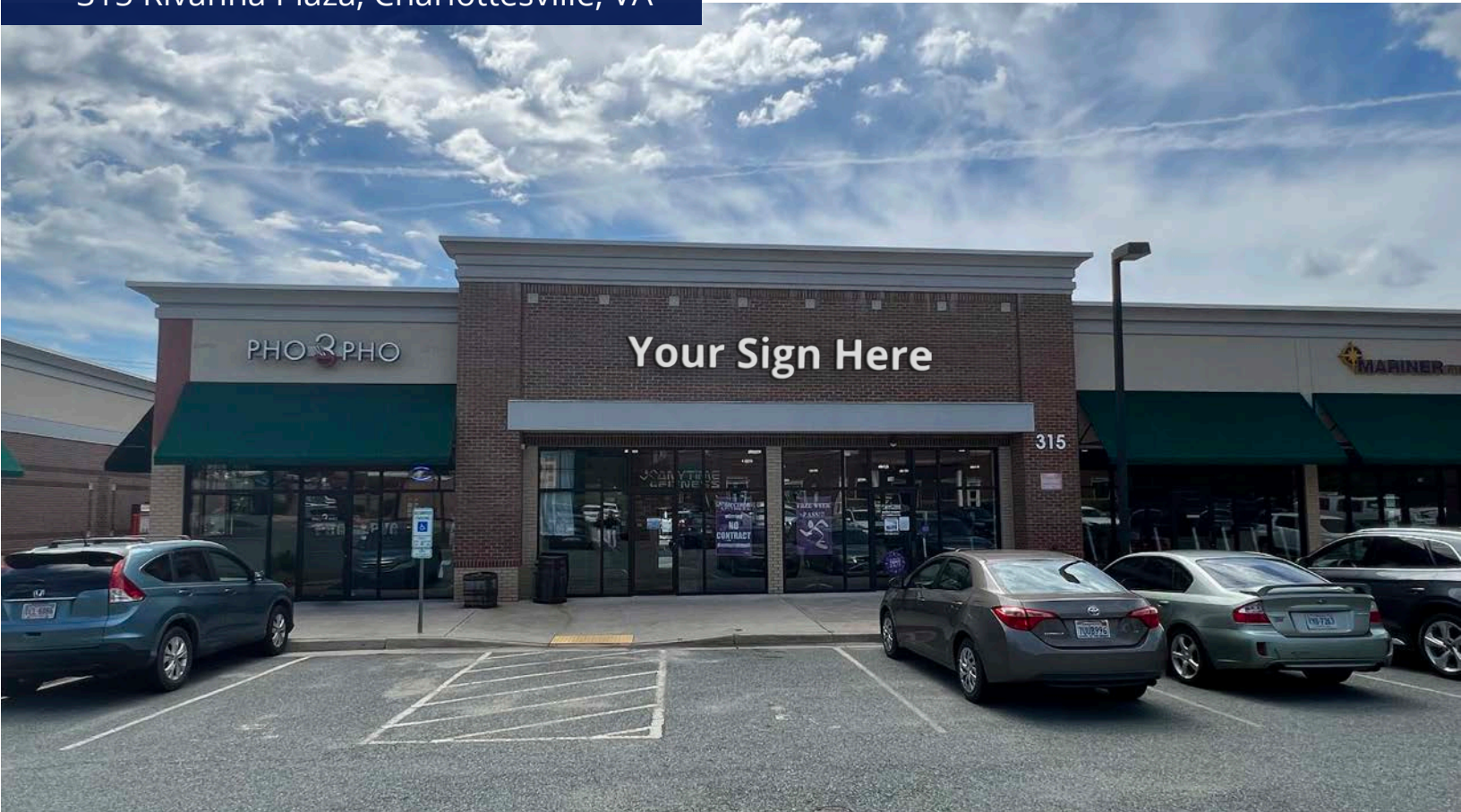
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2221 Edward Holland Dr
Suite 600 | Richmond, VA

P: +1 804 320 5500

colliers.com

315 Rivanna Plaza, Charlottesville, VA



2025 Demographics

	1 miles	3 miles	5 miles
Population	3,837	35,779	89,192
Daytime Population	8,643	41,183	130,350
Households	1,638	15,183	36,064
Average Household Income	\$146,591	\$131,081	\$125,063

315 Rivanna Plaza, Charlottesville, VA

The Shops at Stonefield

REGAL CINEMAS L.L.Bean
lululemon athletica
POTTERY BARN DUCK DONUTS
TRADER JOE'S Lilly Pulitzer
ORVIS mezeh
SEPHORA MEDITERRANEAN GRILL
[solidcore] vineyard vines
BURGER BACH {B} noodles
BURTONS GRILL & BAR F45 TRAINING

29th Place

HomeGoods DSW
Advance Auto Parts Starbucks
FIREHOUSE SUBS Massage Envy SPA
FOUNDED BY FIREMEN

Walmart

RIVANNA PLAZA

HARBOR FREIGHT

Rio Hill Shopping Center

five BELOW TJ-maxx
Burlington SIERRA TRADING POST
DOLLAR TREE

Barracks Road Shopping Center

Harris Teeter SMOOTHIE KING
Chick-fil-A ULTA BEAUTY
CHIPOTLE MCDONALD'S BARNES & NOBLE
Michaels Talbots
BANANA REPUBLIC V-ABC
JOS. A. BANK The New Tradition Since 1905

Seminole Square Shopping Center

FERGUSON OUTBACK STEAKHOUSE
SUPER SHOES
Bounce Play-n-Create
DOVER SADDLERY

HILLSDALE PLACE
Proposed Redevelopment



- Redevelopment of former K-Mart Plaza
- The existing building will be redeveloped and 2 new buildings will be added during a second phase

Kroger WHOLE FOODS MARKET
BEST BUY Starbucks

UNIVERSITY OF VIRGINIA

UVA Health

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