



AVAILABLE FOR LEASE

CONTACT US

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490 Westfield Rd., Suite 200 Charlottesville, VA

Excellent retail or office opportunity located along US 29 and Seminole Trail at a prominent retail corner. This high-traffic location offers great visibility at the entry corridor to Charlottesville as well as proximity to UVA the downtown mall and high retail traffic areas of Charlottesville.

- 2,083 square feet
- \$23.00/SF net terms
- Corner unit with abundant natural light and high ceilings
- Open floor plan with private offices, conference rooms and kitchenette
- Ample parking for tenants and customers
- Great visibility
- Private back deck
- Optional additional storage unit available for rent
- Available immediately

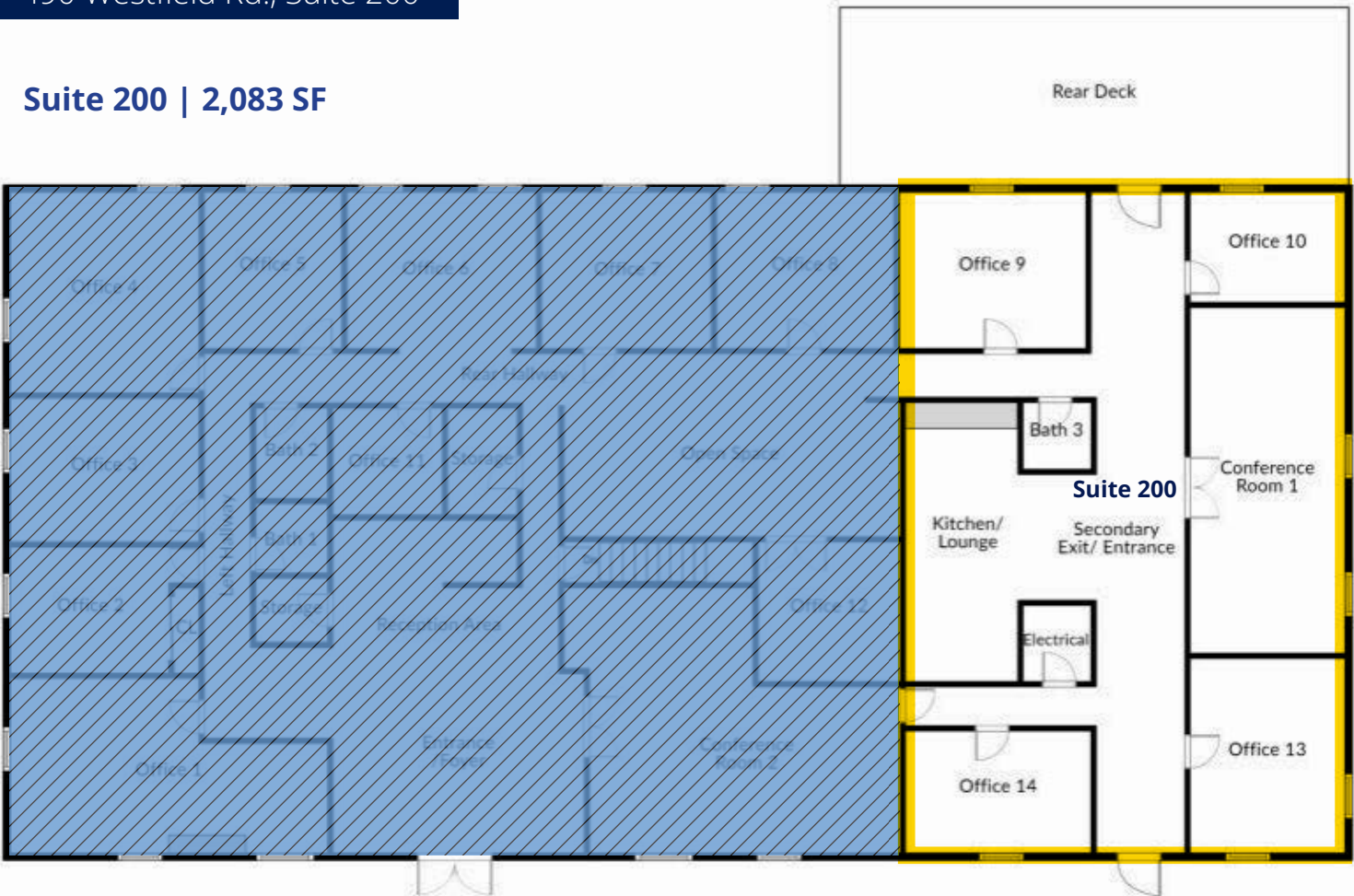
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701 E. Water Street, Suite 301
Charlottesville, VA 22902

490 Westfield Rd., Suite 200



Suite 200 | 2,083 SF



490 Westfield Rd., Suite 200



2025 Demographics

	1 miles	5 miles	10 miles
Population	55,982	105,050	137,849
Daytime Population	94,830	145,149	172,314
Households	23,177	43,100	56,144
Average Household Income	\$118,635	\$123,578	\$133,633

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