

SOUTHSIDE SHOPPING CENTER

32 MILL CREEK DRIVE, CHARLOTTESVILLE, VA 22902

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	935 - 1,135 SF
Lease Rate:	Negotiable
Building Size:	45,987 SF
Traffic Counts:	
I-64	60,000 VPD
Avon Street / Mill Creek Drive	11,000 VDP

AVAILABLE SPACES

	SF
Suite 106	935 SF
Suite 103	1,135 SF

PROPERTY OVERVIEW

46,000 SF Food Lion grocery anchored retail center. Minutes to Downtown, the University of Virginia, other major retail and tourist attractions.

PROPERTY HIGHLIGHTS

- 935 SF inline space and 1,135 SF end cap available
- Easy access to and from I-64
- Direct access to one of Charlottesville's affluent trade areas
- Piedmont College and Monticello High School in close proximity

DEMOGRAPHICS

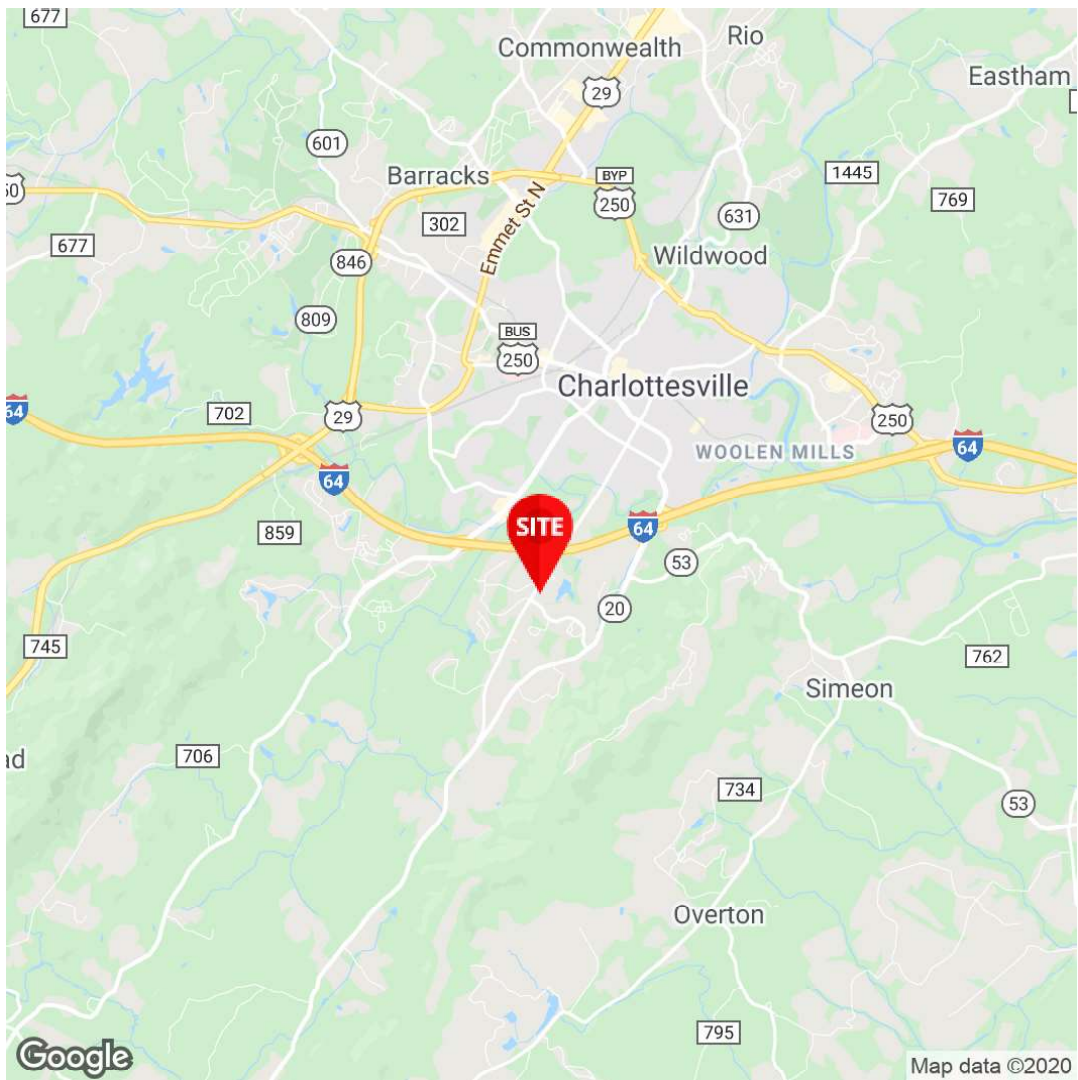
	1 Mile	3 Miles	5 Miles
Total Households:	1,922	20,143	33,154
Total Population:	4,256	53,080	83,811
Average HH Income:	\$80,057	\$55,858	\$64,182

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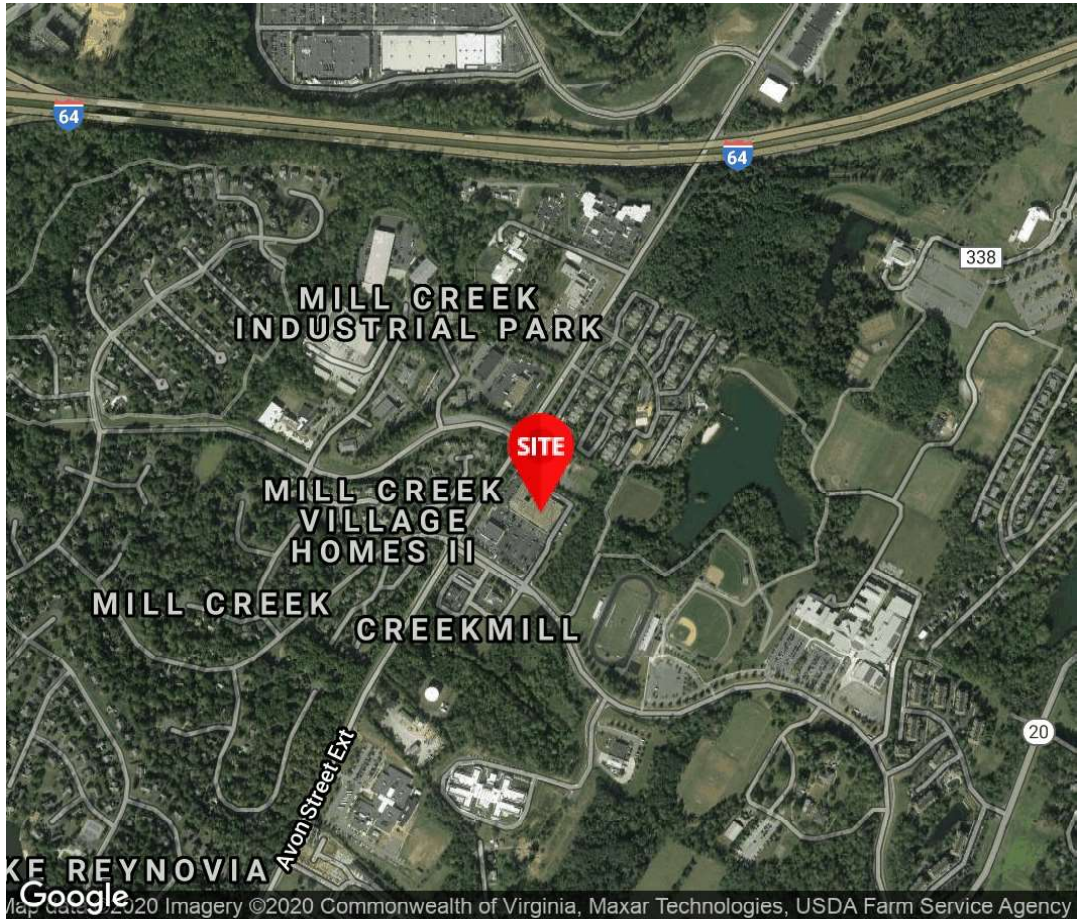
LOCAL AREA





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