



HISTORIC 2-STORY OFFICE SPACE

425 7TH STREET NE | CHARLOTTESVILLE, VIRGINIA 22902

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,142 SF fully furnished Class A office space
 - » 2-story, 2,922 SF ± building
 - » Adjacent 220 SF ± carriage house serving as a separate conference room
- Space currently configured with a mix of reception, eight (8) private offices, two (2) covered/enclosed porches, two (2) restrooms and one (1) kitchenette
- Five (5) parking spaces in the front lot plus dedicated driveway on side of building with room for 2 parking spaces (additional parking spaces available for lease from neighboring lot owner)
- Light-filled space with a clean and simple interior aesthetic that preserves the historic character
- Ideally positioned just blocks from Charlottesville's Historic Downtown Mall

AVAILABLE:

3,142 SF ±

YEAR BUILT:

1900

STORIES:

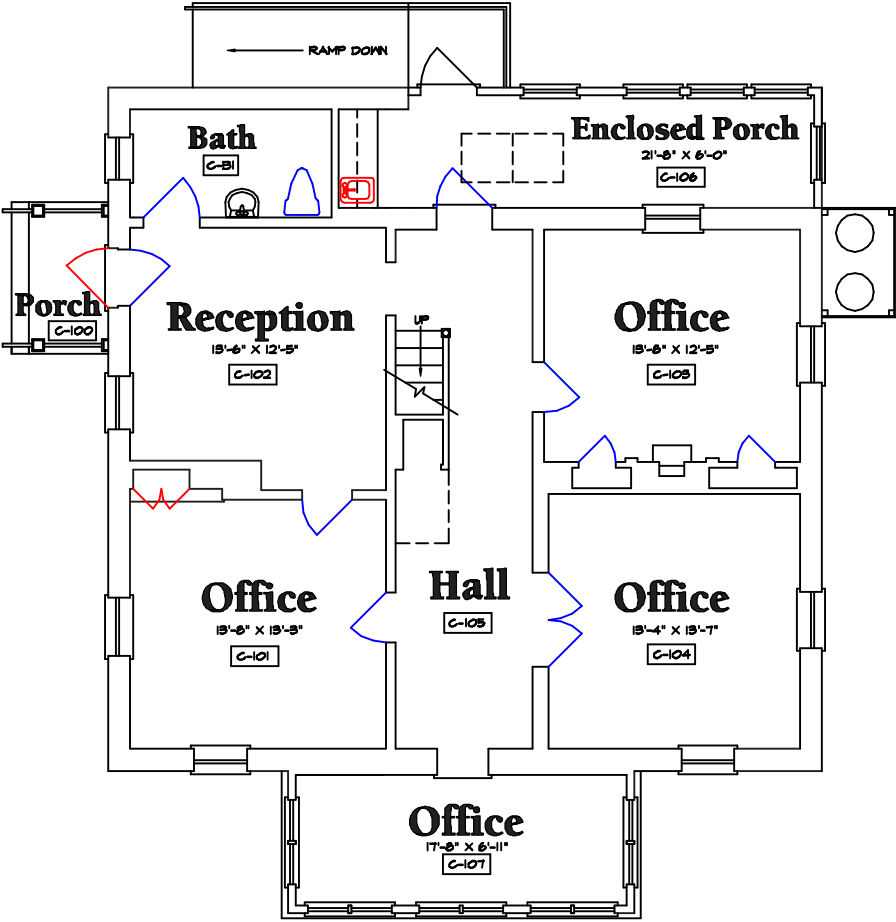
2 (+ CARRIAGE HOUSE)

PARKING:

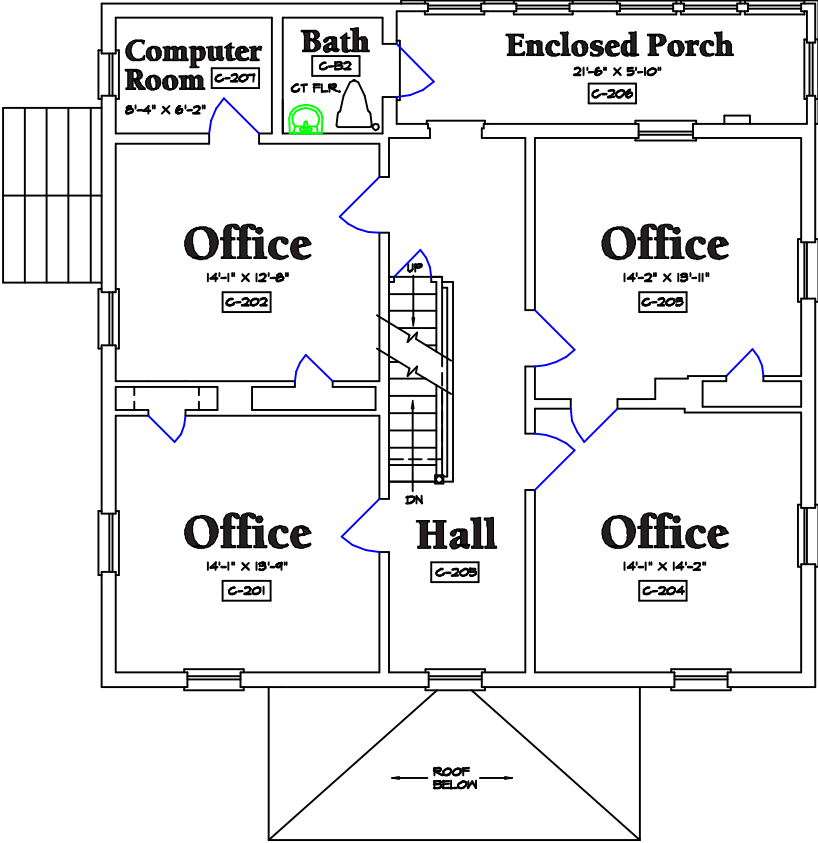
5 DEDICATED SPACES



FLOOR PLAN



1ST FLOOR

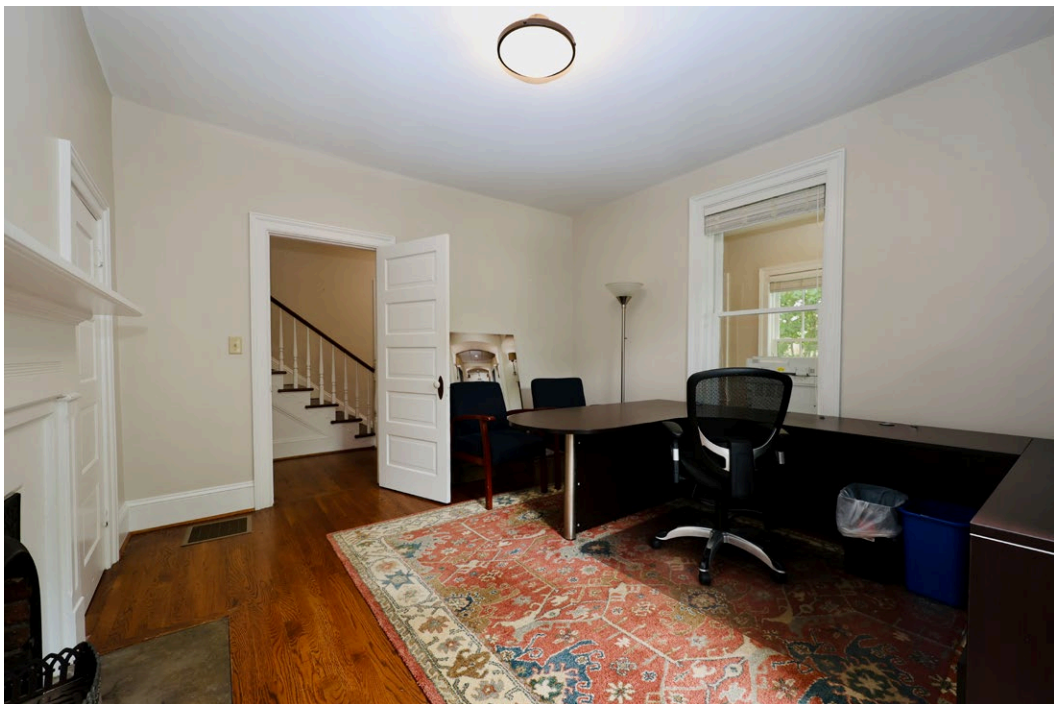


2ND FLOOR

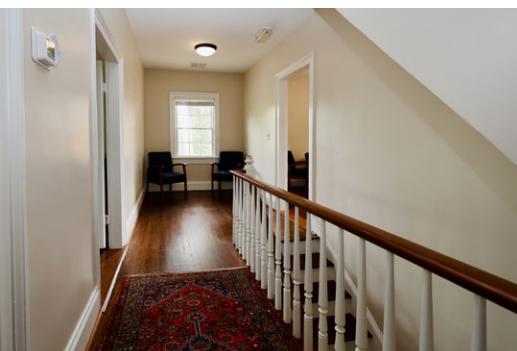
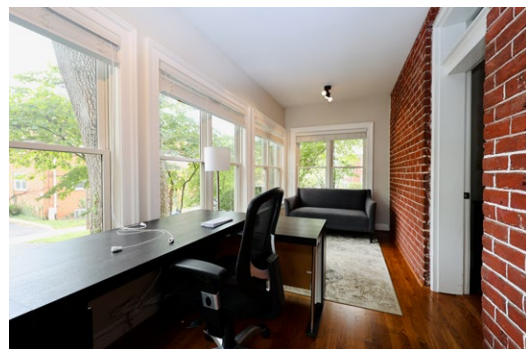
PHOTOS: EXTERIOR



PHOTOS: 1ST FLOOR



PHOTOS: 2ND FLOOR



PHOTOS: CARRIAGE HOUSE



HISTORIC DOWNTOWN CHARLOTTESVILLE MALL

LOCAL HOTELS:

- 1 THE INN AT COURT SQUARE
- 2 200 SOUTH STREET INN
- 3 THE TOWNSMAN
- 4 OMNI CHARLOTTESVILLE
- 5 HOME2 SUITES BY HILTON
- 6 FAIRFIELD INN & SUITES
- 7 RESIDENCE INN
- 8 QUIRK HOTEL

- 9 HAMPTON INN & SUITES
- 10 THE DRAFTSMAN
- 11 COURTYARD
- 12 DINSMORE INN
- 13 GRADUATE BY HILTON

LOCAL SERVICES:

- 1 VELOCITY URGENT CARE
- 2 BLUE WHEEL BICYCLES
- 3 UNITED BANK
- 4 TRUIST
- 5 CVS

- 6 ACAC FITNESS
- 7 STAPLES
- 8 CARTER BANK & TRUST
- 9 REID SUPER-SAVE MARKET



LOCAL EATERIES:

- 1 CUMBRE BAKERY
- 2 GUADALAJARA
- 3 LAMPO NEOPOLITAN PIZZERIA
- 4 BARBIE'S BURRITO BARN
- 5 NORTH AMERICAN SAKE BREWERY

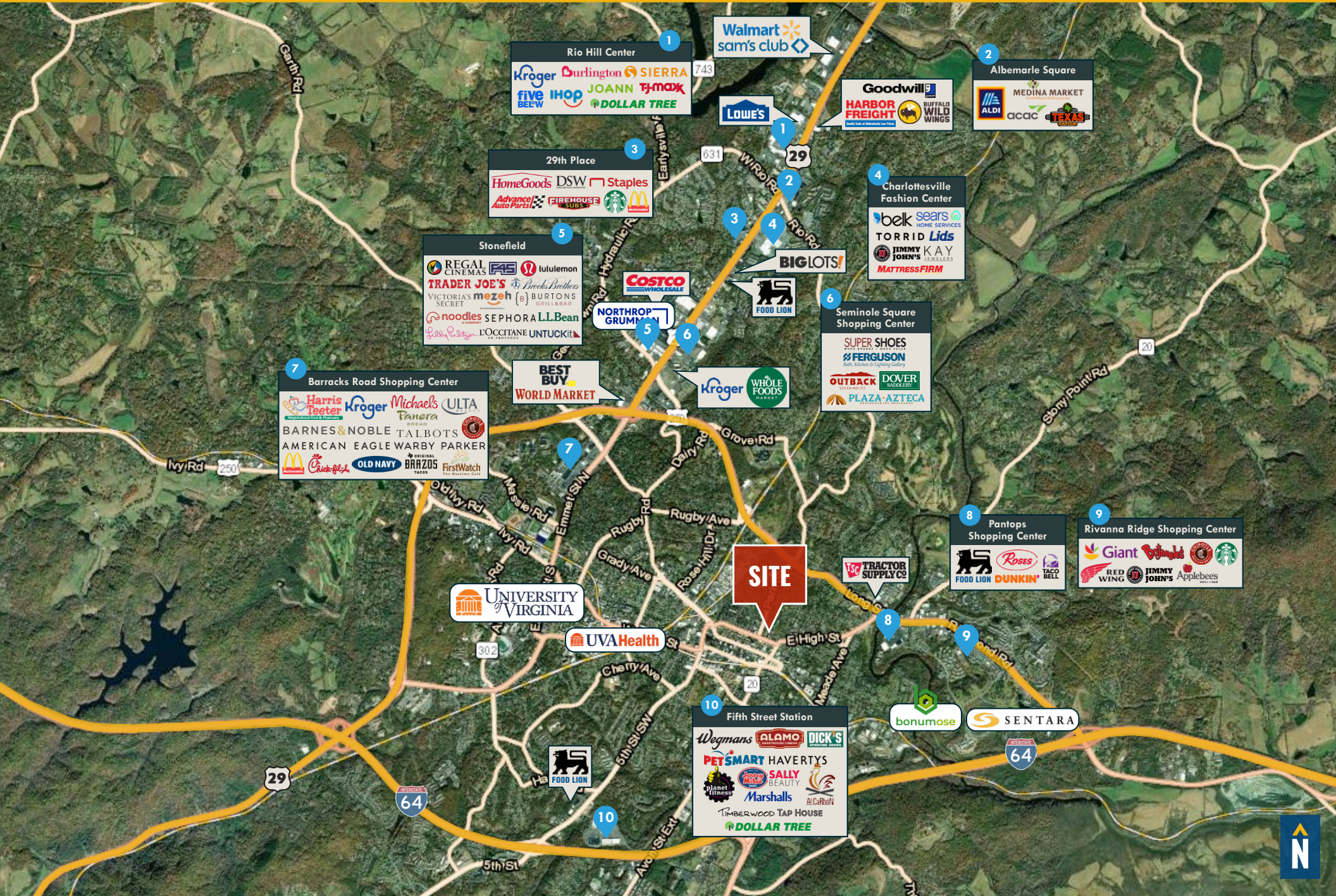
- 6 THREE NOTCH'D KITCHEN & BREWERY
- 7 BRAZOS TACOS
- 8 JBRD SUPPLY COFFEE ROASTERS
- 9 C & O
- 10 HIMALAYAN FUSION
- 11 THE MELTING POT
- 12 THAI FRESH
- 13 TWISTED BRANCH TEA BAZAAR
- 14 THE NOOK
- 15 CITIZEN BURGER BAR

- 16 JACK BROWN'S BEER & BURGER JOINT
- 17 THE FITZROY
- 18 PETIT POIS
- 19 UMMA'S
- 20 OTTO TURKISH STREET FOOD
- 21 THE ALLEY LIGHT
- 22 VIVI'S CAKES AND CANDY
- 23 REVOLUTIONARY SOUP
- 24 GRIT COFFEE
- 25 MARCO & LUCA DUMPLINGS
- 26 CHRISTIAN'S PIZZA
- 27 HAMILTONS' AT FIRST & MAIN
- 28 MILLER'S DOWNTOWN
- 29 BIZOU
- 30 LUCE

- 31 THE WICH LAB
- 32 FARMACY
- 33 MUDHOUSE COFFEE
- 34 LUCKY BLUE'S
- 35 BRIGHTSIDE BEACH PUB
- 36 THE WHISKEY JAR
- 37 MONSOON SIAM
- 38 COMMON HOUSE
- 39 THE LIVERY STABLE
- 40 TAVERN & GROCERY
- 41 ORZO KITCHEN & WINE BAR
- 42 BLACK COW CHOPHOUSE
- 43 OAKHART SOCIAL
- 44 BLUE MOON DINER
- 45 PUBLIC FISH & OYSTER
- 46 MARISCO EL BARCO
- 47 MAYA
- 48 MCDONALD'S
- 49 WENDY'S
- 50 BODO'S BAGELS



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



14,935

80,578

100,731

DAYTIME POPULATION



13,489

116,373

141,214

AVERAGE HOUSEHOLD INCOME



\$114,473

\$110,954

\$118,071

NUMBER OF HOUSEHOLDS



7,223

33,217

41,402

MEDIAN AGE

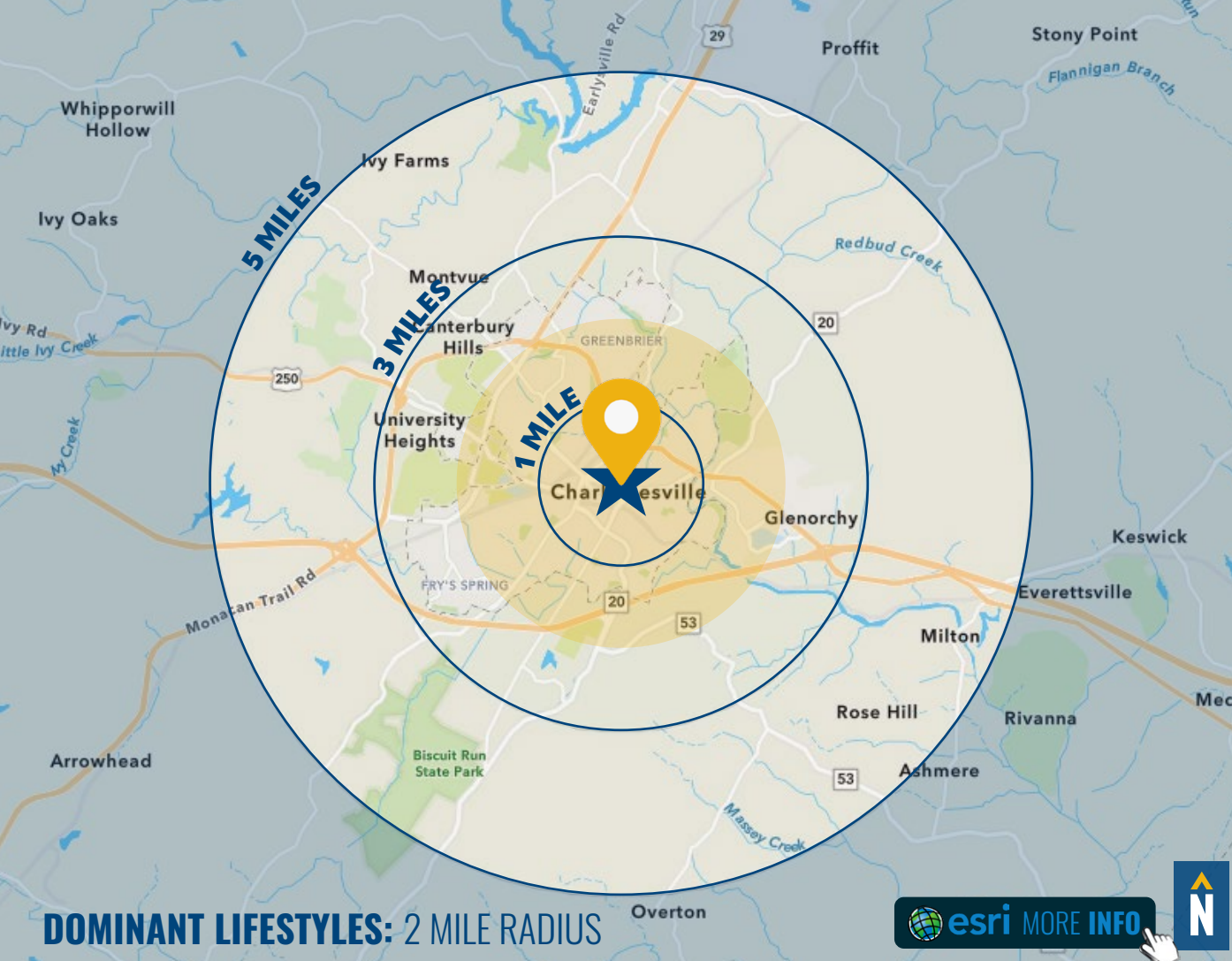


34.6

30.7

32.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO



26%
EMERALD CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**

Median Household Income: **\$59,200**

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**

8%
SET TO IMPRESS



Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

Median Age: **33.9**

Median Household Income: **\$32,800**

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