

HOLLYMEAD TOWN CENTER

163 COMMUNITY STREET | CHARLOTTESVILLE, VA 22911

Perform Properties

Property Details

Owned GLA **Availability**
159,687 SF 7 Suites | 15,497 SF

Overview

- Anchored by Target and Harris Teeter
- Center contains the only Target within 30 miles
- Located along Seminole Trail, the main retail corridor in the trade area, with traffic counts over 39,000 VPD
- Incomes in the trade area are in excess of \$100K
- Directly benefits from its proximity to University of Virginia with enrollment of 22,000 students

Tenant Mix



HOLLYMEAD TOWN CENTER

163 COMMUNITY STREET | CHARLOTTESVILLE, VA 22911

Perform Properties

Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	6,463	5,871	2,397	\$122,404	\$109,309
3 MILES	12,748	12,517	4,844	\$124,775	\$111,772
5 MILES	36,937	43,798	14,913	\$117,843	\$96,527

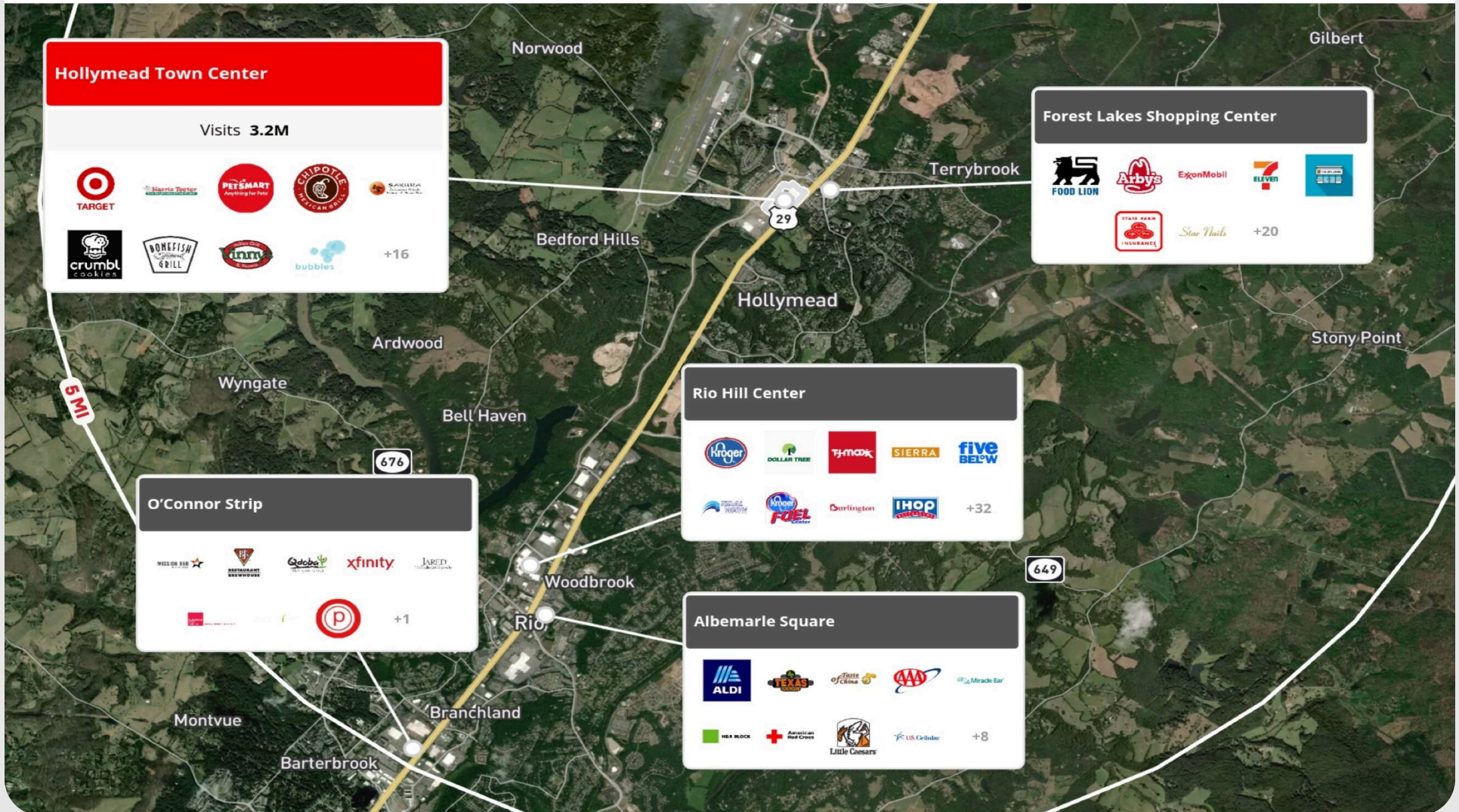


HOLLYMEAD TOWN CENTER

163 COMMUNITY STREET | CHARLOTTESVILLE, VA 22911

Perform Properties

Market Aerial



HOLLYMEAD TOWN CENTER

163 COMMUNITY STREET | CHARLOTTESVILLE, VA 22911

Perform Properties

Site Plan



Suite	Tenant	GLA (SF)
OUT2	AVAILABLE	3,651
257B	AVAILABLE	3,166
239	AVAILABLE	2,000
163	AVAILABLE	2,000
217	AVAILABLE	1,680
249	AVAILABLE	1,635
175	AVAILABLE	1,365
OUT1	TARGET (NAP)	142,500
159	HARRIS TEETER	60,607
101	PETSMART	22,962
237	SAKURA	6,000
269	BONEFISH GRILL	5,400
304	MATTRESS WAREHOUSE (NAP)	5,000
121	PANERA BREAD	4,935
300	Blue Ridge Cyclery	4,814
141	SOLA SALON	4,650
209	MY EYE DR	3,237
189	VIRGINIA ABC STORE	3,205
257A	LUXURY POOLS AND SPA	3,164
241	VINNY'S	3,000
100	CHIPOTLE	2,325
201	FIVE GUYS	2,100
149	NOTHING BUNDT CAKES	1,976
179	MANE COURSE SANDWICHES	1,830
225	LENDMARK FINANCIAL SERVICES	1,800
245	VA Nails	1,635
129	CRUMBL COOKIES	1,600
145	SPOONS FROZEN YOGURT	1,550
205	BUBBLES	1,200
153	HAIR CUTTERY	1,200

HOLLYMEAD TOWN CENTER

163 COMMUNITY STREET | CHARLOTTESVILLE, VA 22911

Perform Properties

Get in Touch with Us

Leasing

Sarah Jordan
434-448-9557
sjordan@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
434-771-2809
specialtyleasing@performproperties.com

Property Management

Scott Krumm
609-678-5011
skrumm@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Hollymead Town Center at performproperties.com/property/hollymead-town-center

