HOLLYMEAD TOWN CENTER

163 COMMUNITY STREET | CHARLOTTESVILLE, VA 22911

Perform Properties

Property Details

Owned GLA
159,687 SF

Availability
5 Suites | 10,331 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
- Average household incomes in the 70% true trade area are in excess of $145K
- Directly benefits from its proximity to University of Virginia with enrollment of 22,000 students

Tenant Mix









For more information, contact: Sarah Jordan | 434-448-9557 | sjordan@performproperties.com

Updated October 2026

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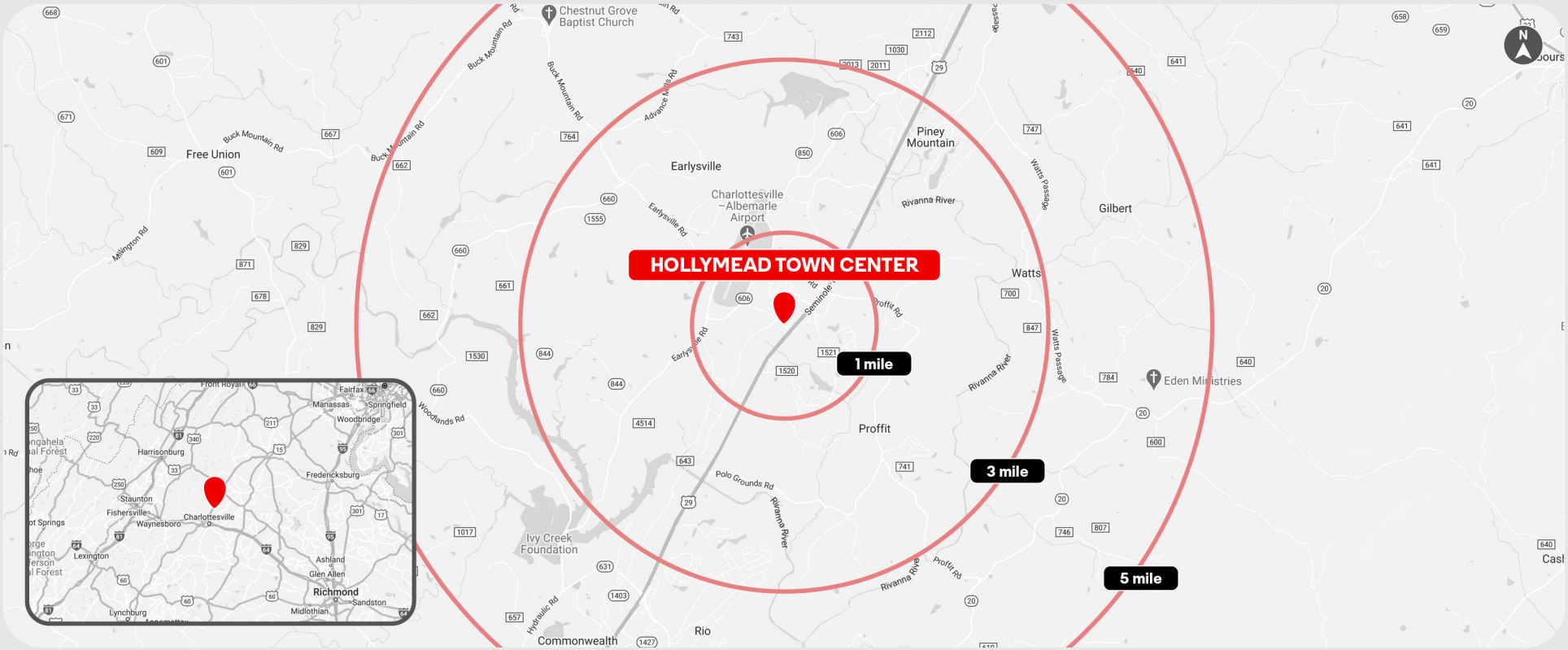
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	5,507	4,831	2,084	$161,396	$142,449
3-MILE RADIUS	15,483	13,610	5,805	$163,023	$137,122
5-MILE RADIUS	40,771	41,482	16,408	$142,943	$116,305



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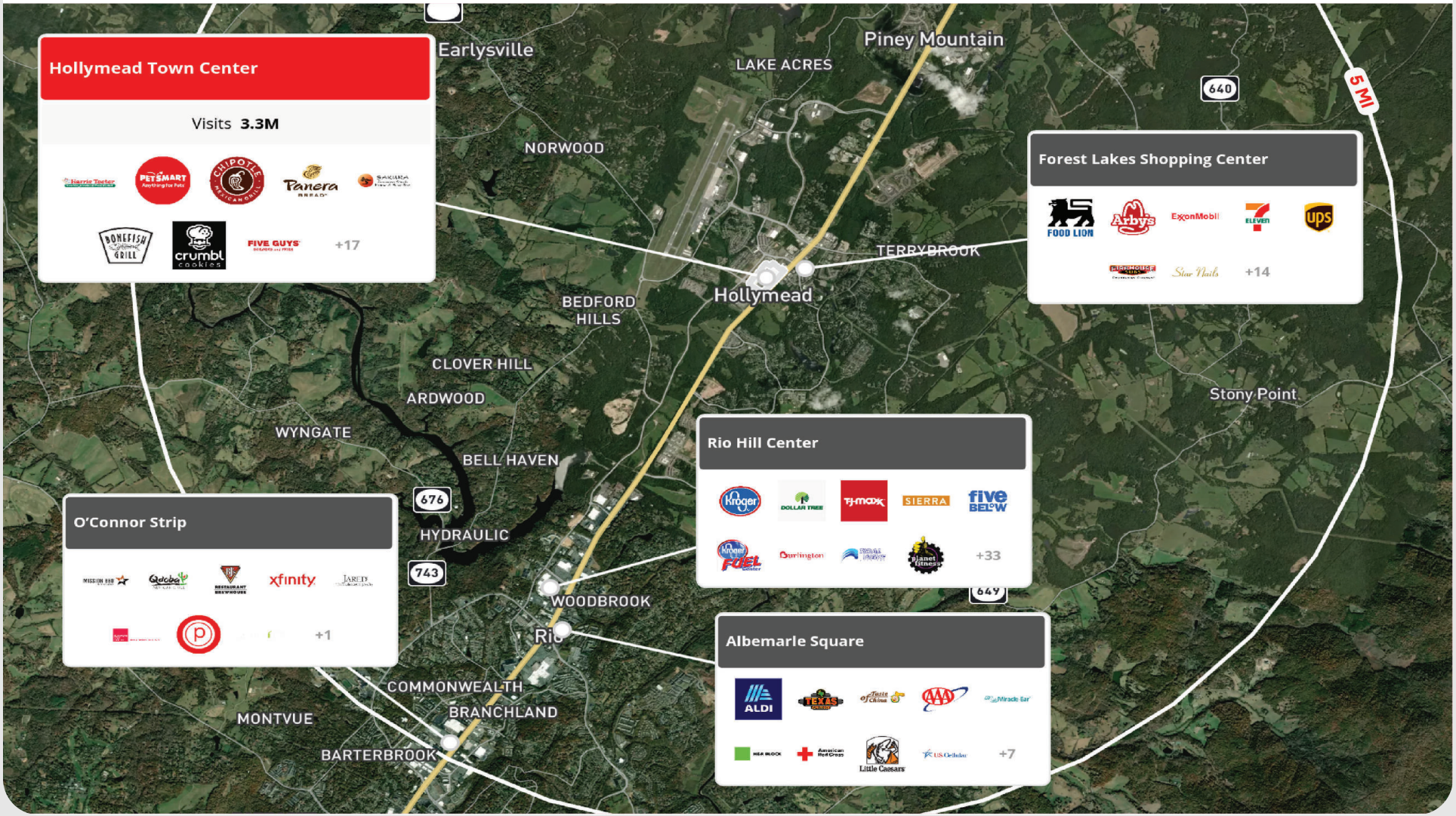
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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
OUT2	AVAILABLE	3,651
239	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	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
257B	LIFELINK GAMES	3,166
257A	LUXURY POOLS AND SPA	3,164
241	VINNY'S	3,000
100	CHIPOTLE	2,325
201	FIVE GUYS	2,100
163	NUA NUA KITCHEN	2,000
149	NOTHING BUNDT CAKES	1,976
179	MANE COURSE SANDWHICHES	1,830
225	LENDMARK FINANCIAL SERVICES	1,800
245	VA Nails	1,635
129	CRUMBL COOKIES	1,600
145	CHAPS ICE CREAM	1,550
205	BUBBLES	1,200
153	HAIR CUTTERY	1,200

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