

**The Corner Shops at South East corner of
Rt 29 (Seminole Trail) & Rio Road - In front of the Fashion Square Mall
1650 Rio Road | Charlottesville, Virginia**



Join Vitamin Shoppe, Jimmy John's, Sports Clips & Mattress Discounters



- Located at the SW corner of Route 29 (Seminole Trail) and Rio Road in Charlottesville, VA and connected to Fashion Square Mall
- **ENDCAP AT 1650 RIO RD, E, 3,212 SQ. FT. (DIMENSIONS 37' 9" X 82')**
is AVAILABLE adjacent to Wells Fargo Bank
- **Suggested Uses: Fast Casaul Restaurant, Wireless, Optical, Jewelry, Dental, Financial**
- Direct access to Rt. 29, Rio Rd. and Fashion Square Mall
- The center is located adjacent to Wells Fargo and is in front of Fashion Square Mall 700,000 sq ft anchored by 2 Belk stores, Sears, JCPenney and H&M
- Area Retailers include Kroger, Dick's Sporting Goods, Lowe's, TJ Maxx, Staples, Whole Food, The Fresh Market, Walmart and Sam's Club
- The traffic counts total 92,000 CPD Rt. 29/Seminole Trail has 61,000 CPD and Rio Rd. has 31,000 CPD
- The new \$69.7 million Rt. 29/Seminole Trail & Rio Rd. grade-separated intersection project was completed in 2016 and has had a positive effect on the increasing traffic counts on both Rt. 29 & Rio Rd. by 6,000 CPD each. The road & interchange improvements include:

- Upgraded sidewalks that border the center
- New pedestrian red brick cross walks that cross over Rt. 29 & Rio Rd.
- New street lights and landscaping

DEMOGRAPHICS

	3 miles	5 miles
Population	40,514	92,137
Average HH Income	\$87,078	\$81,089
Daytime Population	52,371	114,281



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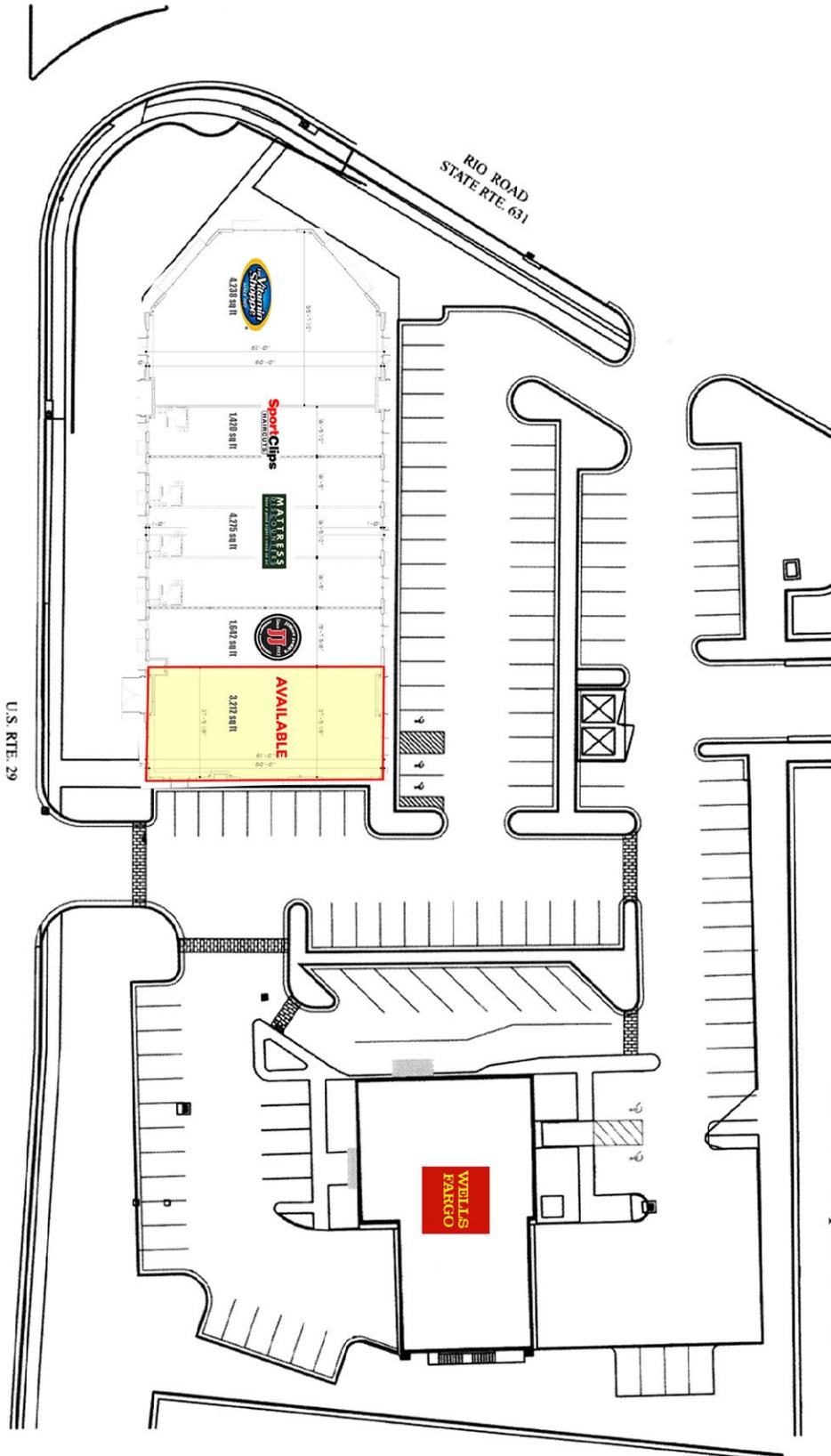
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The Corner Shoppes at Rt 29 & Rio Road

Approved Site Plan / Opening Spring 2008
Development / Hood Properties of Richmond, VA

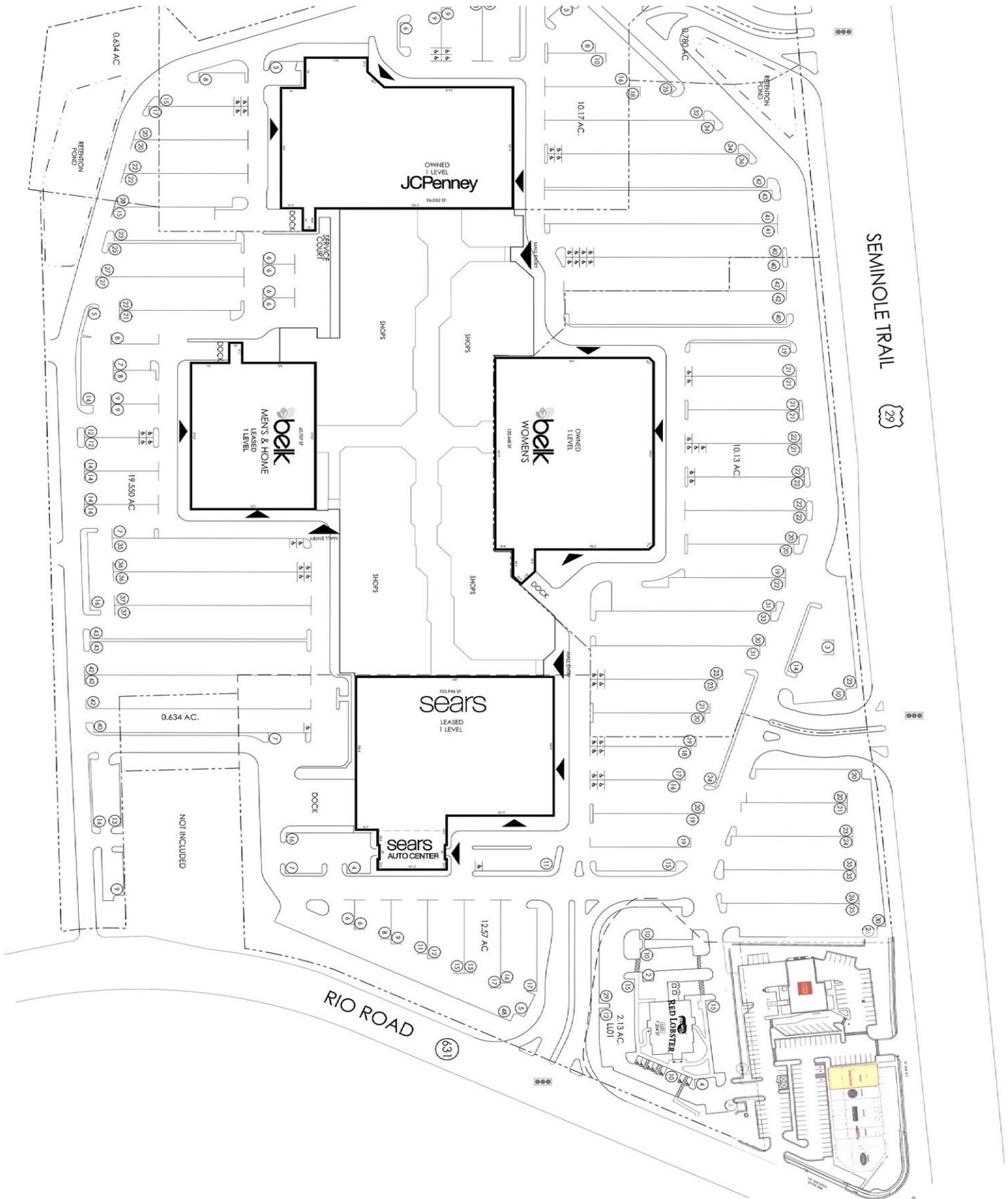
Scale: 1" = 40'.0"



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Charlottesville Fashion Square | Charlottesville, VA 22901



Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.

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