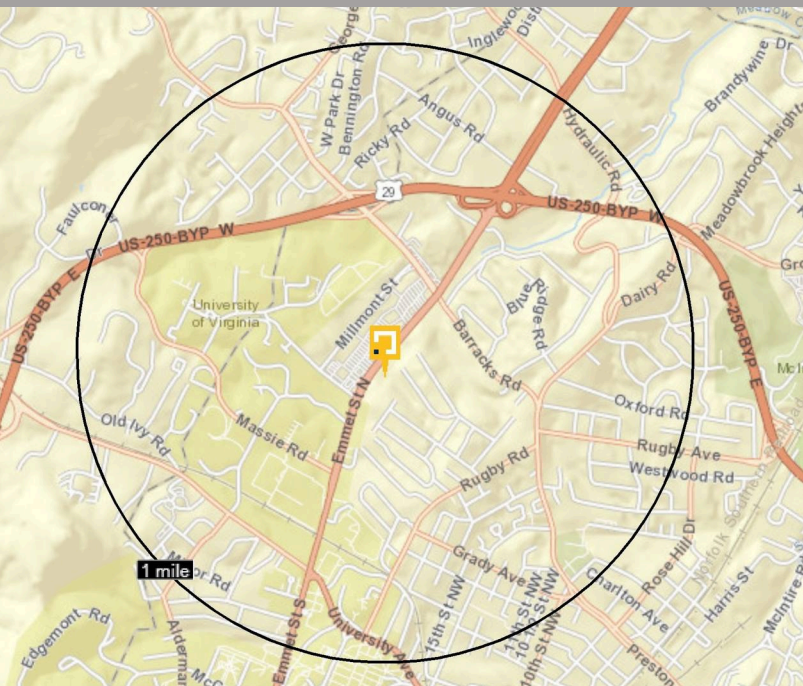


# BARRACKS ROAD SHOPPING CENTER

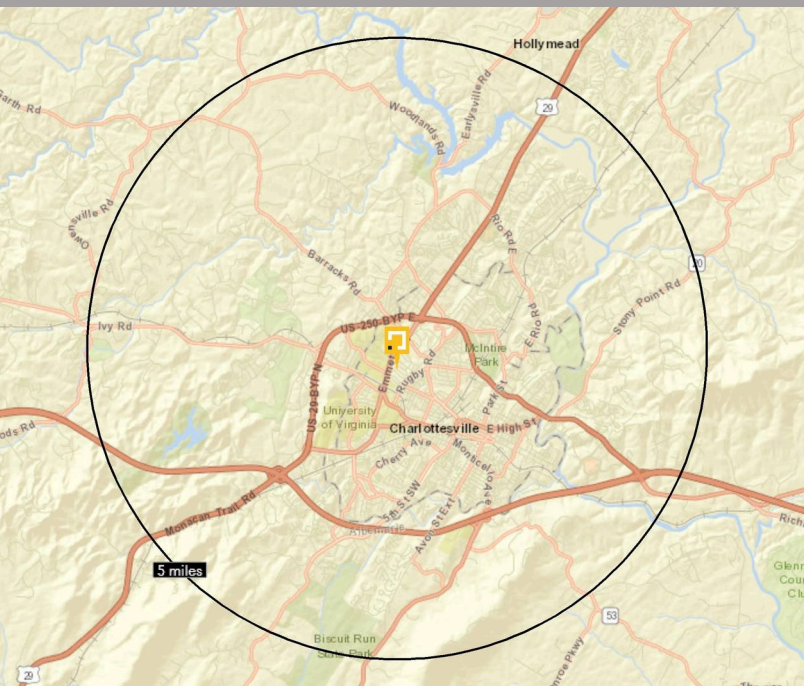
Charlottesville, VA



1 MILE RADIUS



5 MILE RADIUS



Barracks Road Shopping Center located in the heart of Charlottesville, Virginia is a retail destination with a perfect mix of well-known national retailers like Madewell, Banana Republic, Ulta and Nike, two regional grocers (Kroger and Harris Teeter), and unique, locally owned stores/restaurants, including Scarpa, HotCakes, The Happy Cook and more.

## BARRACKS ROAD SHOPPING CENTER

1117 Emmet Street  
Charlottesville, VA 22903



**GLA**  
498,000 SF

**ACREAGE**  
40

**COUNTY**  
Albemarle

**TYPE**  
Community

**PARKING SPACES**  
1,975

### DEMOGRAPHICS

	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	MEDIAN HHI	AVERAGE HHI	MEDIAN AGE	COLLEGE EDUCATED
1 MILE	14,644	25,153	5,164	\$45,361	\$80,269	25	69%
3 MILE	80,760	117,868	31,987	\$54,959	\$81,646	30	54%
5 MILE	101,807	140,407	40,585	\$59,724	\$89,077	31	56%

### LEASING CONTACT:

**Jenn Davidson**  
 j davidson@federalrealty.com  
 (801) 529-0004

# BARRACKS ROAD SHOPPING CENTER

Charlottesville, VA



**LEASING CONTACT:**

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The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.