Next REALTY MID-ATLANTIC

DIVARIS REAL ESTATE, INC.

# FOR SALE OR LEASE

# 4,942 SF FORMER RESTAURANT SPACE AVAILABLE

**571 Branchlands Blvd**
**Charlottesville, VA 22901**

**FOR LEASE**

**4,942 SF FORMER RESTAURANT SPACE**

**89 Parking Spots**
**70,963 SF Lot**

## HIGHLIGHTS:

- Lease or Sale Opportunity
- 4,942 SF Former Restaurant space on 1.7 acres
- Excellent visibility along Route 29 (Seminole Trail)
- Strong traffic counts at lighted intersection
- Easy access to Route 250 and I-64 Interstate
- Close proximity to Downtown and University of Virginia

## 2019 TRAFFIC COUNTS

**Seminole Trail:** 57,509 AADT
**US-250:** 24,453 AADT
**Rio Rd:** 28,982 AADT

## DEMOGRAPHICS*

| | 1-mile | 3-mile | 5-mile |
|---|---|---|---|
| **Population** | 12,671 | 54,453 | 104,851 |
| **Households** | 5,759 | 22,969 | 43,372 |
| **Median HH Income** | $61,931 | $67,381 | $70,063 |
| **Daytime Population** | 12,035 | 69,313 | 97,484 |

* Demographics are 2019 Estimates
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**Interested in more information? Please Contact:**

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## MARKET AERIAL

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Next Realty Mid-Atlantic, LLC - 4300 Wilson Blvd., Suite 370, Arlington, VA 22203 (703) 442-4500 Main All information provided is thought to be accurate and factual, however, no liability is assumed for errors and omissions.

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## ZOOM AERIAL

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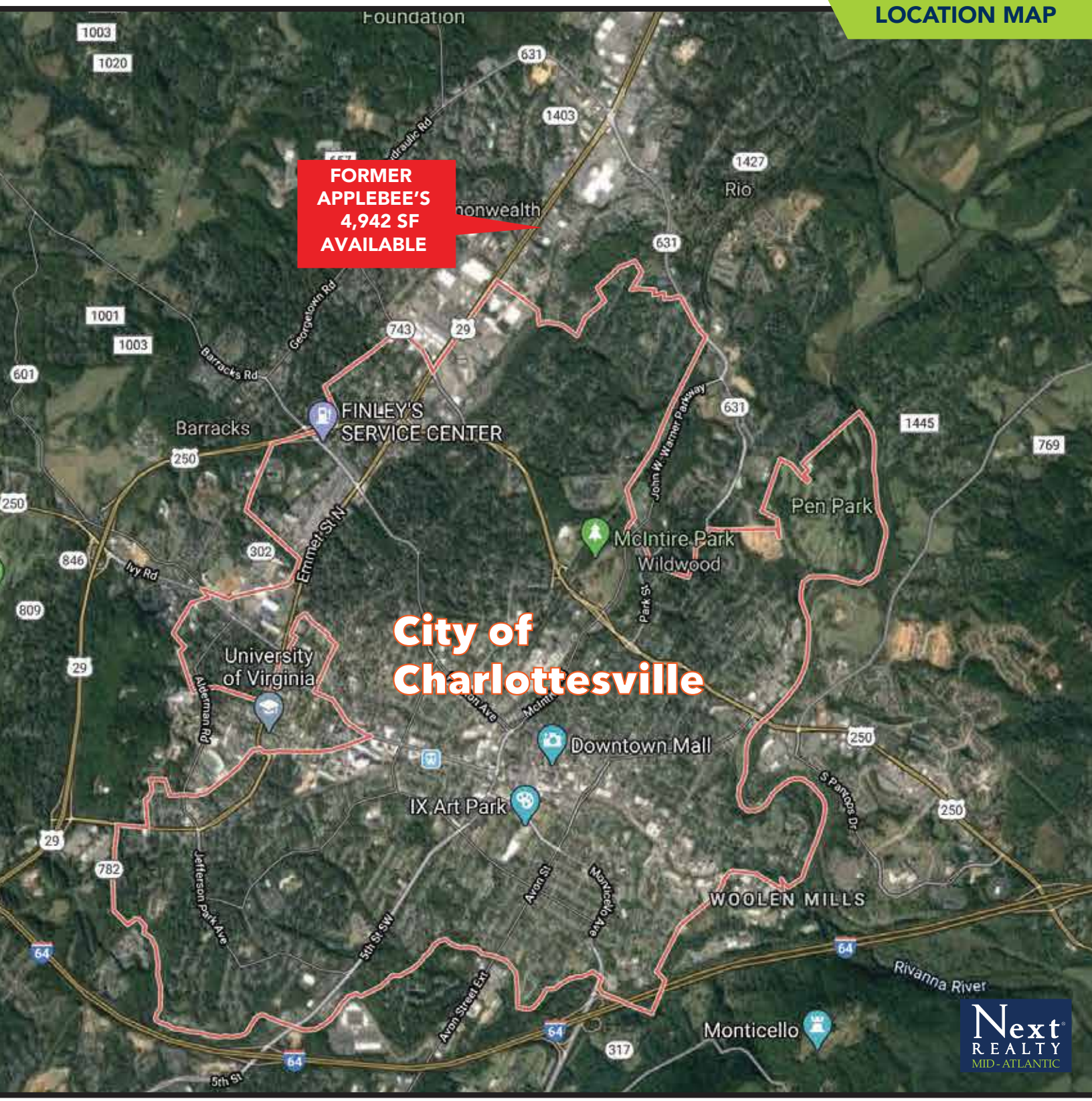
## LOCATION MAP

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