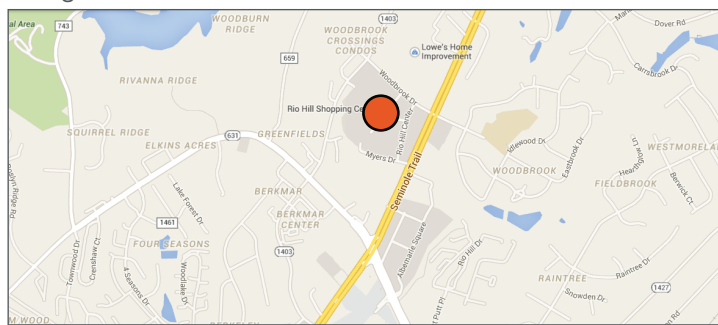


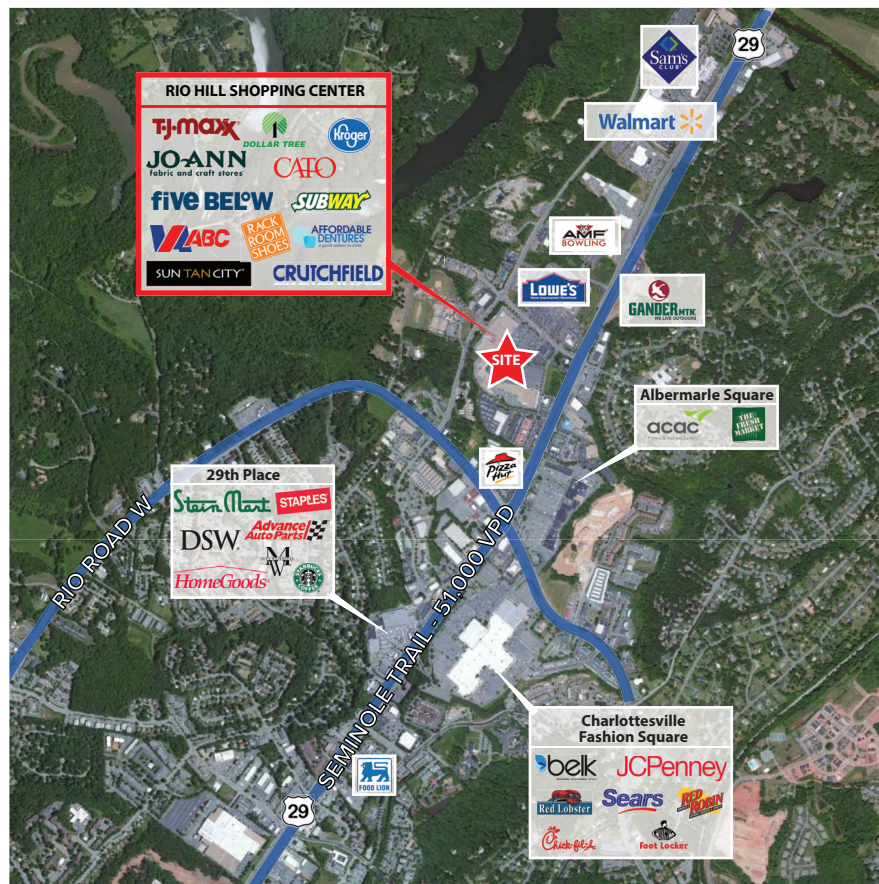


PROPERTY FEATURES:

- 19,989 SF ANCHOR SPACE FOR LEASE
- 1,200 - 3,200 SF RETAIL SPACES FOR LEASE
- Grocery anchored regional shopping center
- Located at the corner of Route 29 (Seminole Trail) and Woodbrook Drive
- Minutes to downtown Charlottesville and University of Virginia



	Population	Avg HH Income	Daytime Population
1 Mile	5,894	\$89,021	9,451
3 Miles	34,639	\$89,952	24,659
5 Miles	94,128	\$86,662	115,310





ROSENTHAL

RIO HILL SHOPPING CENTER

1980 Rio Hill Center, Charlottesville, Virginia

www.rosenthalproperties.com



UNIT	SQ FT	TENANT
1744	1,565	Crutchfield Installations
1746	1,450	Advance America
1748	1,200	AVAILABLE
1750	1,200	Atlas Comics
1752	1,200	AVAILABLE
1754	1,200	Nails Design
1756	1,200	MetroPCS
1758	1,200	AVAILABLE
1760	1,200	Tobacco 4 Less
1764	1,200	Subway
1766	1,200	H&R Block
1768	1,200	Hair Cuttery
1774	21,080	Jo-Ann Fabrics
1784	19,989	AVAILABLE
1788	4,040	Plato's Closet

UNIT	SQ FT	TENANT
1790	7,960	Five Below
1800	5,000	Rack Room Shoes
1808	2,500	Rio Hill Cleaners
1812	2,500	Chandler's Bakery
1816	1,600	Stacy's Music Shop
1818	1,600	Weight Watchers
1820	3,200	AVAILABLE
1832	4,993	Cato
1850	25,050	TJ Maxx
1860	1,600	Great Frame Up
1864	1,600	Kyoto Japanese Restaurant
1872	3,200	VA ABC Liquor
1878	1,600	AVAILABLE
1880	3,200	Sun Tan City
1900	1,600	Hertz

UNIT	SQ FT	TENANT
1904	1,600	Sally Beauty Supply
1908	1,600	Rio Hill Wine & Gourmet
1912	1,600	AVAILABLE
1920	3,200	Rent-A-Center
1928	3,200	Affordable Dentures
1940	46,198	Gabe's
1950	2,000	AVAILABLE
1954	2,000	Tropical Smoothie
1958	2,000	Siam Kitchen
1962	2,000	American General Finance
1966	2,000	Ferro's Brick Oven
1970	2,000	AVAILABLE
1980	78,823	Kroger
2020-34	12,996	Dollar Tree

CONTACT

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