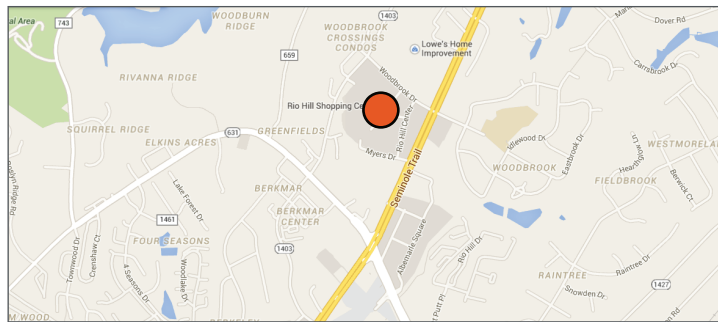




PROPERTY FEATURES:

- 19,989 SF ANCHOR SPACE FOR LEASE
- 1,200 - 2,000 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	UNIT	SQ FT	TENANT	UNIT	SQ FT	TENANT
1744	1,565	Crutchfield Installations	1790	7,960	Five Below	1904	1,600	Sally Beauty Supply
1746	1,450	Advance America	1800	5,000	Rack Room Shoes	1908	1,600	Rio Hill Wine & Gourmet
1748	1,200	AVAILABLE	1808	2,500	Rio Hill Cleaners	1912	1,600	AVAILABLE
1750	1,200	Atlas Comics	1812	2,500	Chandler's Bakery	1920	3,200	Rent-A-Center
1752	1,200	AVAILABLE	1816	1,600	Stacy's Music Shop	1928	3,200	Affordable Dentures
1754	1,200	Nails Design	1818	1,600	Weight Watchers	1940	46,198	Gabe's
1756	1,200	MetroPCS	1820	3,200	America's Best	1950	2,000	AVAILABLE
1758	1,200	AVAILABLE	1832	4,993	Cato	1954	2,000	Tropical Smoothie
1760	1,200	Tobacco 4 Less	1850	25,050	TJ Maxx	1958	2,000	Siam Kitchen
1764	1,200	Subway	1860	1,600	Great Frame Up	1962	2,000	American General Finance
1766	1,200	H&R Block	1864	1,600	Kyoto Japanese Restaurant	1966	2,000	Ferro's Brick Oven
1768	1,200	Hair Cuttery	1872	3,200	VA ABC Liquor	1970	2,000	Skrimp Shack
1774	21,080	Jo-Ann Fabrics	1878	1,600	AVAILABLE	1980	78,823	Kroger
1784	19,989	AVAILABLE	1880	3,200	Sun Tan City	2020-34	12,996	Dollar Tree
1788	4,040	Plato's Closet	1900	1,600	Hertz			