

Introduction

The City of Charlottesville’s Office of Economic Development has concluded its 33rd vacancy study. First conducted in July 2008, this study provides a detailed glimpse into the economic health of the City. This report only studies retail properties within the six City shopping centers: Barracks Road, Downtown Mall, McIntire Plaza, Preston Plaza, Seminole Square, and The Corner.

Definitions

For the purposes of this survey:

The **Downtown Mall** was defined as the 8-block pedestrian mall, including storefronts on Main Street, the side streets, the south side of East Market Street, the north side of Water Street and the storefronts in the CODE Building. **The Corner** was defined as all commercial establishments on the seven blocks between Madison Lane (Bank of America) and 12 ½ Street Southwest (Graduate Hotel), including side streets such as Elliewood Avenue. As of the July 2014 study, the storefronts on the block of 14th Street to its intersection with Wertland Street have also been included as part of The Corner. **Barracks Road, McIntire Plaza, Preston Plaza, and Seminole Square** were each defined as the group of commercial buildings that self-identified as a member of the shopping center.

Methodology

This study examines only the ground-level retail storefronts at the six major shopping centers, so vacancies on the second floor and higher are not included. Not all vacant buildings are included in the vacancy rate provided below. Storefronts that are unoccupied due to renovations were not considered vacant if there are plans for occupancy once the renovations are complete. In addition, storefronts that are vacant but have a lease pending/approved were not considered vacant. Finally, vacant office spaces are not counted as part of the study; however, properties that are flex spaces are included. OED worked with business owners, property owners, and real estate leasing companies to determine vacancy status of several properties.

Overview

Location	# of Stores	Vacancies		Vacancy Rate	
		Jan-24	Jul-24	Jan-24	Jul-24
Barracks Road	87	7	9	8.33%	10.34%
Downtown Mall	191	6	7	3.14%	3.66%
McIntire Plaza	59	1	0	1.69%	0.00%
Preston Plaza	10	0	0	0.00%	0.00%
Seminole Square	45	2	3	4.44%	6.67%
The Corner	61	3	2	4.91%	3.28%
TOTAL:	450	19	21	4.22%	4.67%

Downtown Mall

The vacancy rate for the Downtown Mall rose slightly to 3.66% since the January 2024 study. Based on the established criteria, the number of vacant storefronts is 7 out of 191 total storefronts. Additional backfill of vacant spaces is anticipated before the end of this year. Below is a table displaying vacancy data from the streets that make up the Downtown Mall area from January 2024 to July 2024.

TABLE 1.1 – Vacancies Since Last Vacancy Study (Downtown Mall)					
Area	# of Stores	Vacancies		Vacancy Rate	
		Jan-24	Jul-24	Jan-24	Jul-24
Main Street & Side Streets	149	4	3	2.68%	2.01%
Market Street (South Side)	22	1	1	4.55%	4.55%
Water Street (North Side)	20	1	3	5.00%	15.00%
TOTAL:	191	6	7	3.14%	3.66%

Since the study was conducted in January 2024, the following are new or planned occupancies on the Downtown Mall:

- 112 West Main Street, #3 (*Vivi's Cakes and Candy*)
- 518 West Main Street (*formerly Blue Ridge Country Store*)
- 321 East Water Street (*Ovid & Lane*)
- 107 East Main Street (*Vitae Spirits*)
- 310 East Main Street (*CRHA*)
- 401 East Main Street (*Lazeez Modern Indian Flair*)
- 418 East Main Street (*Decades Arcade Expansion*)
- 422 East Main Street (*TBD*)
- 425 East Main Street (*Draft Taproom*)

The following locations are considered vacant:

- 218 West Main Street (*CODE Retail*)
- 101 East Water Street (*formerly Vitae Spirits*)
- 201 East Water Street (*proposed Dewberry Hotel*)
- 123 East Main Street (*formerly Wells Fargo Branch Location*)
- 316 East Main Street (*formerly Silverchair*)
- 201 West Water Street (*formerly Waterbird*)
- 200 West Market Street (*formerly Fellini's*)

For the purposes of this study, 308 East Main Street (*formerly Cville Weekly*) was not included in the Downtown Mall vacancy rate due to its primary use as an office space.

Barracks Road

Since the January 2024 vacancy study, Barracks Road Shopping Center has seen a natural amount of turnover resulting in two additional vacancies as of the time of this report. The following are new or planned occupancies at Barracks Road:

- 1931B Arlington Ave (*Computer Cave*)
- 2146 Barracks Road (*future expansion of Phenix Salon Suites*)

The following locations are considered vacant:

- 973-D Emmet Street N (*formerly Zoes Kitchen*)
- 975-A Emmet Street N (*formerly Bed Bath & Beyond*)
- 1025 Emmet Street N (*formerly Fink's Jewelers*)
- 1101 Emmet Street N (*formerly Chocolatesville*)
- 1111 Emmet Street N (*formerly SimplyMac*)
- 1141 Emmet Street N (*formerly Rebeccas Natural Food*)
- 1169 Emmet Street N (*formerly ABC*)
- 2136 Barracks Road (*formerly Lily Pulitzer*)
- 2142 Barracks Road (*formerly Mahana Fresh*)

McIntire Plaza

McIntire Plaza has returned to a 0.00% vacancy rate, which is where the rate for McIntire Plaza has historically been prior to the January 2024 report. Since January 2024, Scrappy Elephant expanded into adjacent vacant space at 1745 Allied Circle, Suite B.

Preston Plaza

Preston Plaza remains at a **0.00%** vacancy rate, which has been unchanged since January 2021.

Seminole Square

Due to the publicly-announced mixed-use development project slated for Seminole Square, OED has removed several vacant buildings from consideration in this study. The following locations are not included:

- 220 Zan Road (*formerly Giant Foods*)
- 331 Hillsdale Drive (*formerly Party Starts Here*)
- 361 Hillsdale Drive (*unknown tenant*)
- 363 Hillsdale Drive (*formerly MyKonos Café*)
- 367 Hillsdale Drive (*formerly Performance Bikes*)
- 369 Hillsdale Drive (*formerly CiCi's Pizza*)
- 375 Hillsdale Drive (*unknown tenant*)
- 381 Hillsdale Drive (*formerly Performance Bikes #2*)
- 393 Hillsdale Drive (*formerly Big Lots*)

Since the study was conducted in January 2024, there are no new or planned occupancies in Seminole Square. The following locations are currently considered vacant:

- 155 Seminole Court (*unknown tenant*)
- 183 Seminole Court (*unknown tenant*)
- 185 Seminole Court (*formerly Kim's Hair Salon*)

The Corner

The Corner's vacancy rate for The Corner has dropped to 3.28%, returning to the same level as the July 2023 study. Retail locations in this area of the City continue to benefit from proximity to the University of Virginia and the UVA Hospital system. The following are new or planned tenants in The Corner:

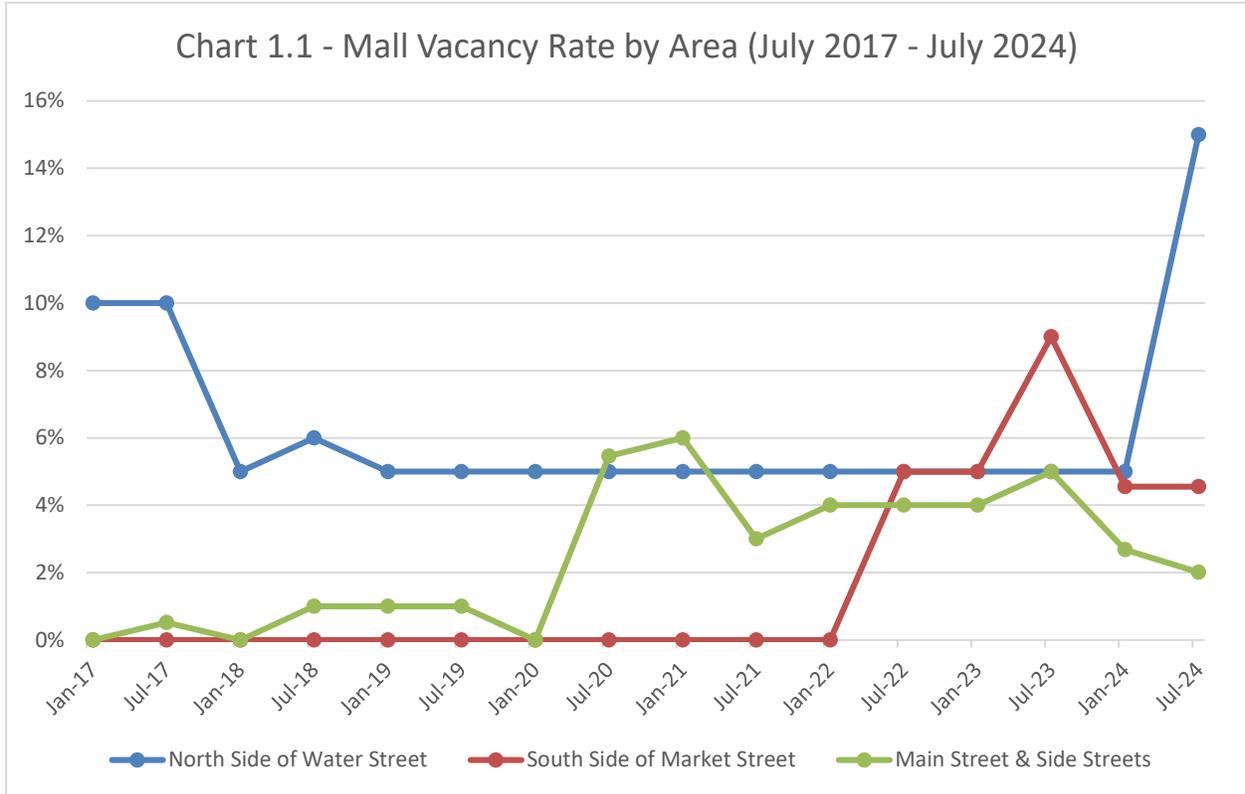
- 104 14th Street NW (*Chaps Ice Cream UVA Corner*)
- 1411 University Avenue (*7 Day Jr. Harry's Market*)
- 1427 University Avenue (*Littlejohn's*)

The following locations are currently considered vacant:

- 9 Elliewood Avenue (*formerly Hack Cville*)
- 11 Elliewood Avenue (*formerly The Pigeon Hole*)

Appendix

Appendix 1



Downtown Mall: Vacant Storefronts

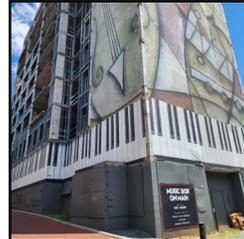
218 W Main Street
CODE Retail
Est. Vac: Spring 2022



101 E Water Street
Formerly Vitae Spirits
Est. Vac: March 2024



201 E Water Street
Formerly Dewberry Hotel
Est. Vac: 13 years



123 E Main Street
Formerly Wells Fargo
Est. Vac: March 2024



316 E Main Street
Formerly Silverchair
Vacancy Unknown



201 W Water Street
Formerly Waterbird
Est. Vac: May 2024



200 W Market Street
Formerly Fellini's
Est. Vac: December 2020



Downtown Mall: Planned & New Occupancy

112 W Main Street #3
Vivi's Cake and Candy
Opened April 2024



518 W Main Street
TBD
Opening TBD



321 E Water Street
Ovid & Lane
Opened Spring 2024



107 E Main Street
Vitae Spirits
Opened April 2024



310 E Main Street
CRHA
Opening TBD



401 E Main Street
Lazeez Modern Indian Flare
Opened May 2024



418 E Main St
Decades Arcade Expansion
Opened June 2024



422 E Main Street
TBD
Opening TBD



425 E Main Street
Draft Taproom
Opening TBD



102 5th Street
Agents In Style
Opened July 2024



Barracks Road: Vacant Storefronts

<p>973-D Emmet Street N <i>Formerly Zoes Kitchen</i> Est. Vac: Winter 2023</p> 	<p>975-A Emmet Street N <i>Formerly Bed Bath & Beyond</i> Est. Vac: Summer 2022</p> 	<p>1025 Emmet Street N <i>Formerly Fink's Jewelers</i> Est. Vac: Summer 2023</p> 	<p>1101 Emmet Street N <i>Formerly Chocolatesville</i> Est. Vac: June 2022</p> 	<p>1111 Emmet Street N <i>Formerly SimplyMac</i> Est. Vac: August 2022</p> 
<p>1141 Emmet Street N <i>Formerly Rebecca's Natural Food</i> Est. Vac.: Summer 2023</p> 	<p>1169 Emmet Street N <i>Formerly ABC</i> Est. Vac.: Spring 2024</p> 	<p>2136 Barracks Road <i>Formerly Lily Pulitzer</i> Est. Vac: Fall 2022</p> 	<p>2142 Barracks Road <i>Formerly Mahana Fresh</i> Est. Vac: Summer 2022</p> 	

Barracks Road: Planned + New Occupancy

<p>1931B Arlington Avenue <i>Computer Cave</i> Opened June 2024</p> 	<p>2146 Barracks Road <i>Phenix Salon Suites</i> Opening TBD</p> 			
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McIntire Plaza: Planned & New Occupancy

1745 Allied Circle, Suite B
Scrappy Elephant
Opened February 2024



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Seminole Square: Vacant Storefronts

155 Seminole Court
Unknown Tenant
Est. Vac: Unknown



183 Seminole Court
Unknown Tenant
Est. Vac: Unknown



185 Seminole Court
Formerly Kim's Hair Salon
Est. Vac: Unknown



The Corner: Vacant Storefronts

<p>9 Elliewood <i>Formerly Hack Cville</i> Est. Vac: 1 Year</p> 	<p>11 Elliewood <i>Formerly The Pigeon Hole</i> Est. Vac: Unknown</p> 			
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The Corner: Planned + New Occupancy

<p>104 14th Street NW <i>Chaps Ice Cream</i> Opened April 2024</p> 	<p>1411 University Avenue <i>7 Day Jr. Harry's Market</i> Opened Spring 2024</p> 	<p>1427 University Avenue <i>Littlejohn's</i> Opened April 2024</p> 		
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