

Introduction

The City of Charlottesville’s Office of Economic Development has concluded its 34th 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	
		Jul-24	Jan-25	Jul-24	Jan-25
Barracks Road	87	9	6	10.34%	6.90%
Downtown Mall	192	7	7	3.66%	3.65%
McIntire Plaza	59	0	0	0.00%	0.00%
Preston Plaza	10	0	0	0.00%	0.00%
Seminole Square	45	3	4	6.67%	8.89%
The Corner	61	2	1	3.28%	1.64%
TOTAL:	451	21	18	4.67%	3.99%

Downtown Mall

The vacancy rate for the Downtown Mall dropped to 3.65% since the July 2024 study. Based on the established criteria, the number of vacant storefronts is 7 out of 192 total storefronts. The total number of retail storefronts increased by 1 in the current survey due to a commercial office space being converted into a retail storefront on Water Street. Below is a table displaying vacancy data from the streets that make up the Downtown Mall area from July 2024 to January 2025.

Area	# of Stores	Vacancies		Vacancy Rate	
		Jul-24	Jan-25	Jul-24	Jan-25
Main Street & Side Streets	149	3	4	2.01%	2.68%
Market Street (South Side)	22	1	1	4.55%	4.55%
Water Street (North Side)*	21	3	2	15.00%	9.52%
TOTAL:	192	7	7	3.66%	3.65%

* Mai Tea is proposed to occupy former office space, which has increased the total number of Water Street retail stores by 1.

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

- 201 West Water Street (*Grit Coffee*)
- 509 East Water Street (*Mai Tea Vietnamese Boba Tea & Cuisine*)

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*)
- 422 East Main Street (*formerly Passaflo*)
- 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 July 2024 vacancy study, Barracks Road Shopping Center has seen a decrease in the number of vacancies and an overall vacancy rate of 6.90%. The following are new or planned occupancies at Barracks Road:

- 973- D Emmet Street N (*Emmy Square Pizza*)
- 1025 Emmet Street N (*Appalachian Running Company*)
- 1141 Emmet St (*Alumni Hall*)
- 2138 Barracks Rd (*Monkee's of Charlottesville*)
- 2136 Barracks Rd (*Drybar Charlottesville*)

The following locations are considered vacant:

- 1033 Emmet Street N (*formerly OLIVA*)
- 975-A Emmet Street N (*formerly Bed Bath & Beyond*)
- 1101 Emmet Street N (*formerly Chocolatesville*)
- 1111 Emmet Street N (*formerly SimplyMac*)
- 1169 Emmet Street N (*formerly ABC*)
- 2142 Barracks Road (*formerly Mahana Fresh*)

McIntire Plaza

McIntire Plaza has maintained a **0.00%** vacancy rate from the July 2024 survey to the present. Since July 2024, *Charlottesville Piano Teacher* has taken over the space at 1745 Allied Circle, Suite A, formally home to *Speak*.

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 July 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*)
- 345 Hillsdale Drive (*formerly Minerals & Mystics*)

The Corner

The Corner's vacancy rate has dropped to 1.64% in the current survey with one new tenant and only one remaining retail vacancy. The following are new or planned tenants in The Corner:

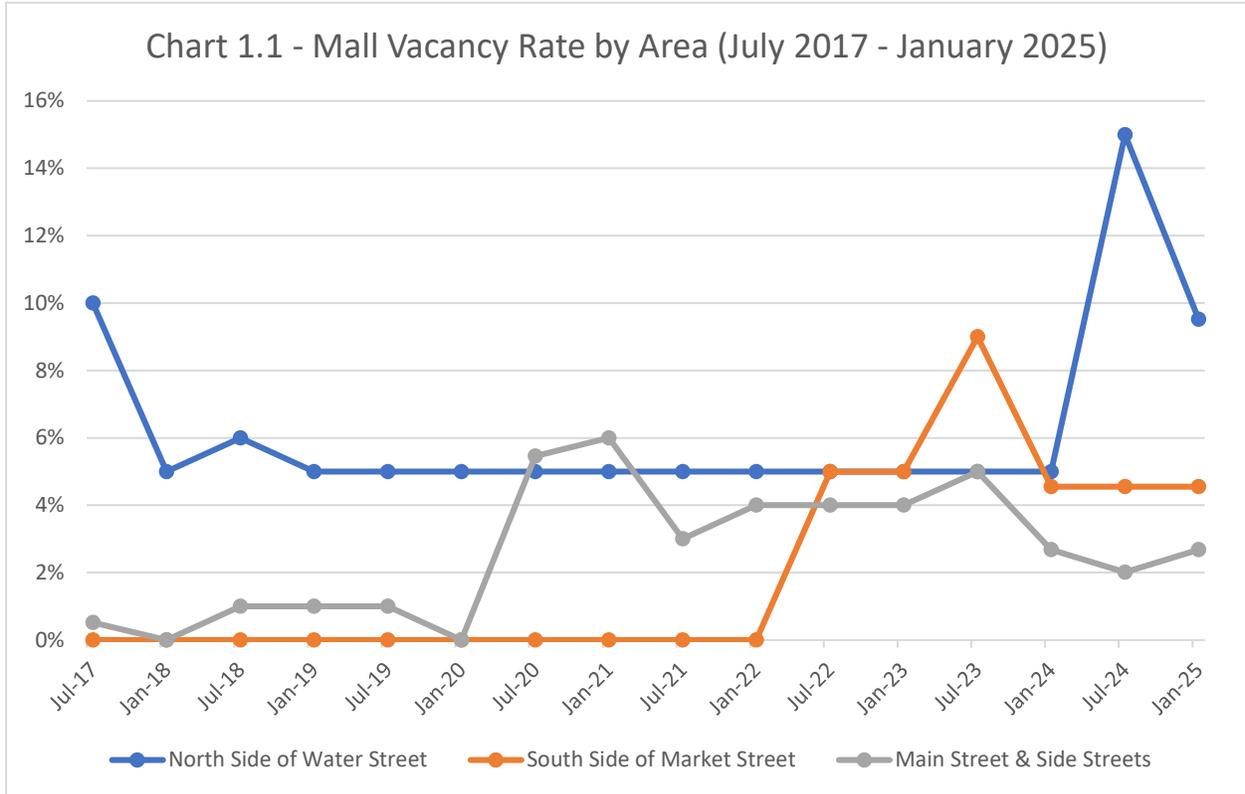
- 9 Elliewood Avenue (The Foundry)

The following locations are currently considered vacant:

- 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



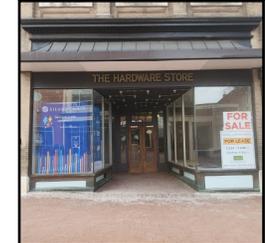
201 E Water Street
Formerly Dewberry Hotel
Est. Vac: 13 years



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



316 E Main Street
Formerly Silverchair
Vacancy Unknown



422 E Main Street
Formerly Passaflora
Est. Vac: June 2023



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

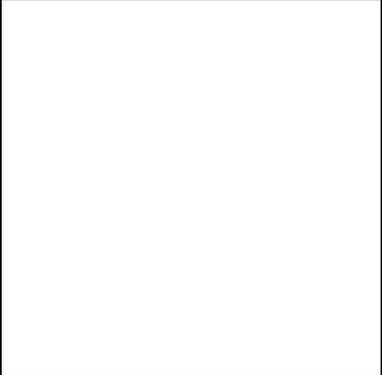
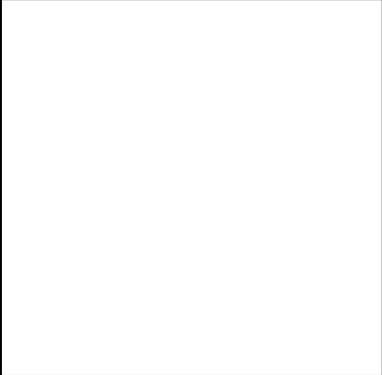
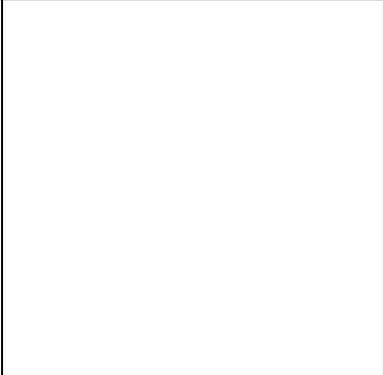


Downtown Mall: Planned & New Occupancy

201 W Water Street
Grit Coffee
Opening Spring 2025



509 E Water Street
Mai Tea Vietnamese Boba
Opening TBD



Barracks Road: Vacant Storefronts

<p>975-A Emmet Street N Formerly Bed Bath & Beyond Est. Vac: Summer 2022</p> 	<p>1033 Emmet Street N Formerly OLIVIA Est. Vac: December 2024</p> 	<p>1101 Emmet Street N Formerly Chocolatesville Est. Vac: June 2022</p> 	<p>1111 Emmet Street N Formerly SimplyMac Est. Vac: August 2022</p> 	<p>1169 Emmet Street N Formerly ABC Est. Vac.: Spring 2024</p> 
<p>2142 Barracks Road Formerly Mahana Fresh Est. Vac: Summer 2022</p> 				

Barracks Road: Planned + New Occupancy

<p>973-D Emmet Street N Emmy Square Pizza Opening TBD</p> 	<p>1025 Emmet Street N Appalachian Running Co. Opening March 2025</p> 	<p>1141 Emmet Street N Alumni Hall Opened August 2024</p> 	<p>2136 Barracks Road Drybar Charlottesville Opened December 2024</p> 	<p>2138 Barracks Road Monkee's of Charlottesville Opened January 2025</p> 
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McIntire Plaza: Planned & New Occupancy

1745 Allied Circle, Suite A
Charlottesville Piano Teacher
Opened February 2024



Seminole Square: Vacant Storefronts

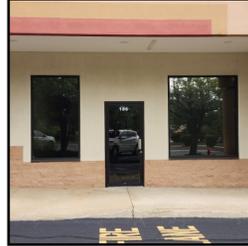
155 Seminole Court
Unknown Tenant
Est. Vac: Unknown



183 Seminole Court
Unknown Tenant
Est. Vac: Unknown



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



345 Hillsdale Drive
Formerly Minerals & Mystics
Est. Vac: Unknown



The Corner: Vacant Storefronts

11 Elliewood Avenue
Formerly The Pigeon Hole
Est. Vac: Unknown



The Corner: Planned + New Occupancy

9 Elliewood Avenue
The Foundry
Opened Fall 2024

