

Introduction

The City of Charlottesville’s Office of Economic Development has concluded its 35th 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-25 | Jul-25 | Jan-25 | Jul-25 |
| Barracks Road | 87 | 6 | 1 | 6.90% | 1.15% |
| Downtown Mall | 192 | 7 | 7 | 3.65% | 3.65% |
| McIntire Plaza | 59 | 0 | 0 | 0.00% | 0.00% |
| Preston Plaza | 10 | 0 | 0 | 0.00% | 0.00% |
| Seminole Square | 45 | 4 | 2 | 8.89% | 4.44% |
| The Corner | 61 | 1 | 2 | 1.64% | 3.28% |
| TOTAL: | 451 | 18 | 12 | 3.99% | 2.66% |

Downtown Mall

The vacancy rate for the Downtown Mall dropped for a second reporting period in a row, falling to 3.13% since the January 2025 study. Based on the established criteria, the number of vacant storefronts is 6 out of 192 total storefronts. Below is a table displaying vacancy data from the streets that make up the Downtown Mall area from January 2025 to July 2025.

| TABLE 1.1 – Vacancies Since Last Vacancy Study (Downtown Mall) | | | | | |
|--|-------------|-----------|----------|--------------|--------------|
| Area | # of Stores | Vacancies | | Vacancy Rate | |
| | | Jan-25 | Jul-25 | Jan-25 | Jul-25 |
| Main Street & Side Streets | 149 | 4 | 6 | 2.68% | 4.03% |
| Market Street (South Side) | 22 | 1 | 0 | 4.55% | 0.00% |
| Water Street (North Side)* | 21 | 2 | 1 | 9.52% | 4.76% |
| TOTAL: | 192 | 7 | 7 | 3.65% | 3.65% |

* In January 2025, Mai Tea’s opening in former office space increased the total number of Water Street retail stores by 1.

Since the study was conducted in January 2025, the following are new or planned occupancies on the Downtown Mall:

- 112 West Main Street, #1 (*Sombrero’s Cafe*)
- 316 East Main Street (*Upfit Social Fitness & Wellness Club*)
- 200 Market Street (*Afghan Kabob*)
- 101 East Water Street (*Old Flame Secondhand Vintage*)

The following locations are considered vacant:

- 105 West Main Street (*formerly Ten Thousand Villages*)
- 112 West Main Street, #6 (*formerly Sombrero’s*)
- 218 West Main Street (*CODE Retail*)
- 201 East Water Street (*proposed Dewberry Hotel*)
- 110 East Main Street (*formerly Cinema Taco*)
- 123 East Main Street (*formerly Wells Fargo Branch Location*)
- 422 East Main Street (*formerly Passaflora*)

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 2025 vacancy study, Barracks Road Shopping Center has seen a decrease in the number of vacancies and now has an overall vacancy rate of 1.15%. The following are new or planned occupancies at Barracks Road:

- 2124 Barracks Rd (*Unknown New Tenant*)
- 973 Emmet Street Suite A (*Milk & Honey Southern Inspired Kitchen*)
- 1033 Emmet Street (*Rowan*)

The following locations are considered vacant:

- 1931 Arlington Ave (*formerly Zoom Indoor Cycling*)

McIntire Plaza

McIntire Plaza once again has a **0.00%** vacancy rate, which it has held since the July 2024 survey to the present.

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 2025, there are new or planned occupancies in Seminole Square. These include:

- 387 Hillsdale Drive (*Cville Smash*)
- 101 Seminole Court (*Piers Seafood & Grill*)
- 185 Seminole Court (*Unknown New Tenant*)

The following locations are currently considered vacant:

- 127 Seminole Court (*formerly Bounce Play-n-Create*)
- 366 Hillsdale Drive (*formerly Octapharma Plasma*)

The Corner

The Corner's vacancy rate is 3.28% in the current survey with two remaining retail vacancies and one new tenant. The following are new or planned tenants in The Corner:

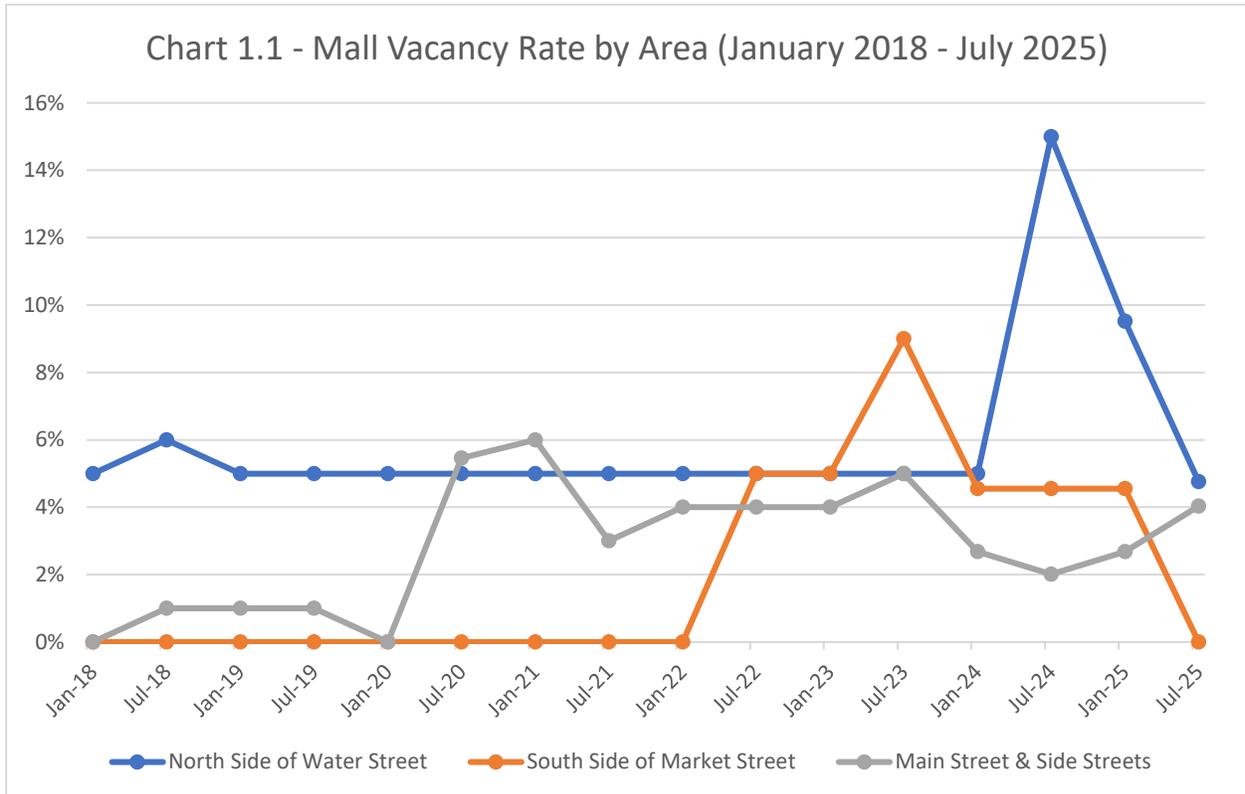
- 12 Elliewood Avenue (*Monsoon Siam*)

The following locations are currently considered vacant:

- 1427 University Ave (*formerly Littlejohns*)
- 11 Elliewood Avenue (*Formerly The Pigeon Hole*)

Appendix

Appendix 1



Downtown Mall: Vacant Storefronts

105 W. Main Street
Formerly Ten
Thousand Villages



112 W. Main Street, #6
Formerly Sombbrero's



218 W. Main Street
CODE Retail



201 E. Water Street
Formerly Dewberry Hotel



110 E. Main Street
Formerly Cinema Taco



123 E. Main Street
Formerly Wells Fargo



422 E. Main Street
Formerly Passaflora



Downtown Mall: Planned & New Occupancy

112 W. Main Street, #1
Sombbrero's Cafe



101 E. Water Street
Old Flame
Secondhand Vintage



316 E. Main Street
Upfit Social Fitness &
Wellness Club



200 Market Street
Afghan Kabob



Barracks Road: Vacant Storefronts

1929-31 Arlington Avenue
Formerly Zoom Indoor Cycling



Barracks Road: Planned + New Occupancy

973-A Emmet Street N
Milk & Honey Southern Inspired Kitchen



1033 Emmet Street N
Rowan



2124 Barracks Road
Unknown



Seminole Square: Vacant Storefronts

| | | | | |
|---|---|--|--|--|
| <p>127 Seminole Court <i>Formerly Bounce Play-n-Create</i></p>  | <p>366 Hillsdale Drive <i>Formerly Octapharma Plasma</i></p>  | | | |
|---|---|--|--|--|

Seminole Square: Planned & New Occupancy

| | | | | |
|--|---|---|--|--|
| <p>101 Seminole Court <i>Piers Seafood & Grill</i></p>  | <p>185 Seminole Court <i>Unknown New Tenant</i></p>  | <p>387 Hillsdale Drive <i>Cville Smash</i></p>  | | |
|--|---|---|--|--|

The Corner: Vacant Storefronts

1427 University Avenue
Formerly Littlejohns



11 Elliewood Avenue
Formerly The Pigeon Hole



The Corner: Planned + New Occupancy

12 Elliewood Avenue
Monsoon Siam

