

### Introduction

The City of Charlottesville’s Office of Economic Development has concluded its 36<sup>th</sup> 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-25	Jan-26	Jul-25	Jan-26
Barracks Road	87	1	7	1.15%	8.05%
Downtown Mall	192	7	8	3.65%	4.17%
McIntire Plaza	59	0	0	0.00%	0.00%
Preston Plaza	10	0	1	0.00%	10.00%
Seminole Square	45	2	2	4.44%	4.44%
The Corner	61	2	2	3.28%	3.28%
<b>TOTAL:</b>	<b>451</b>	<b>12</b>	<b>20</b>	<b>2.66%</b>	<b>4.43%</b>

### **Downtown Mall**

The vacancy rate for the Downtown Mall stayed relatively level with only one net new vacancy reported over the July 2025 study. Based on the established criteria, the number of vacant storefronts remains 8 out of 192 total storefronts. Below is a table displaying vacancy data from the streets that make up the Downtown Mall area from July 2025 to January 2026.

<b>TABLE 1.1 – Vacancies Since Last Vacancy Study (Downtown Mall)</b>					
<b>Area</b>	<b># of Stores</b>	<b>Vacancies</b>		<b>Vacancy Rate</b>	
		<b>Jul-25</b>	<b>Jan-26</b>	<b>Jul-25</b>	<b>Jan-26</b>
<b>Main Street &amp; Side Streets</b>	149	6	6	4.03%	4.03%
<b>Market Street (South Side)</b>	22	0	1	0.00%	4.50%
<b>Water Street (North Side)*</b>	21	1	1	4.76%	4.76%
<b>TOTAL:</b>	<b>192</b>	<b>7</b>	<b>8</b>	<b>3.65%</b>	<b>4.17%</b>

\* 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 July 2025, the following are new or planned occupancies on the Downtown Mall:

- 100 East Main Street (*forthcoming Art Studio*)
- 107 East Main Street (*Omakase Obscura*)
- 110 East Main Street (*Vu Noodles*)
- 300 East Market Street (*Flowergirl Cville*)

The following locations are considered vacant:

- 111 East Main Street (*formerly Bonny & Read*)
- 123 East Main Street (*formerly Wells Fargo Branch Location*)
- 422 East Main Street (*formerly Passaflora*)
- 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*)
- 204 East Market Street (*formerly BEACON Pilot Kitchen*)

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 2025 vacancy study, Barracks Road Shopping Center has seen an increase in the number of vacancies and now has an overall vacancy rate of 8.05%. The following are new or planned occupancies at Barracks Road:

- 2124 Barracks Road (*Rhoback*)

The following locations are considered vacant:

- 1931 Arlington Avenue (*formerly Zoom Indoor Cycling*)
- 975 Emmet Street A (*formerly Bed Bath & Beyond*)
- 1111 Emmet Street (*formerly Simply Mac*)
- 1169 Emmet Street (*formerly Virginia ABC Store*)
- 2142 Barracks Road (*formerly Mahana Fresh*)
- 2146 Barracks Road (*formerly Phenix Salon*)
- 2162 Barracks Road (*formerly Peter Chang China Grill*)

### **McIntire Plaza**

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

### **Preston Plaza**

With the relocation of Twice Is Nice to an expanded location nearby, Preston Plaza enters this report with one vacancy. Prior to this, Preston Plaza had experienced a long stretch of zero vacancies dating back to January 2021

- 923 Preston Avenue (*formerly Twice Is Nice*)

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

- 381 Hillsdale Dr (*Gracie Charlottesville*)

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 remains at 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:

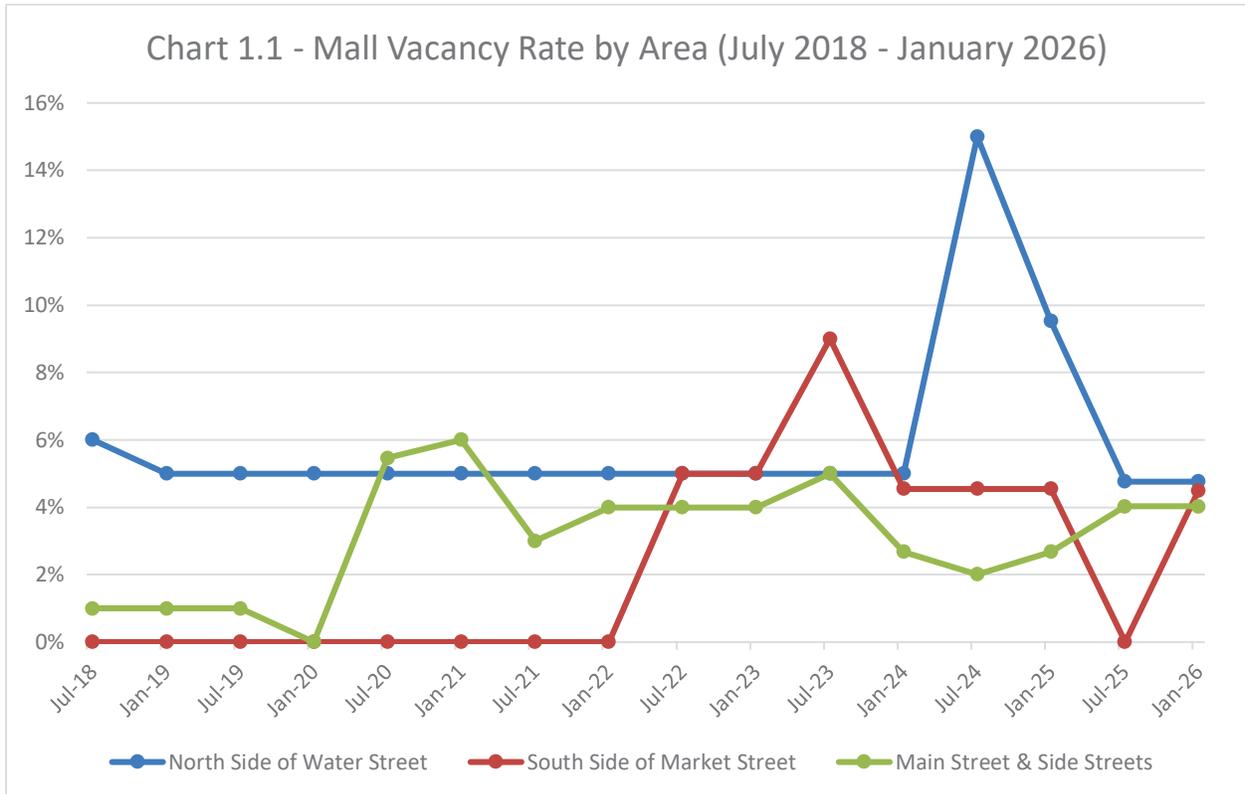
- 12 Elliewood Avenue (*Mangosteen Asian Street Food*)

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

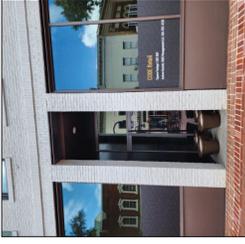
**105 W. Main Street**  
Formerly Ten  
Thousand Villages



**112 W. Main Street, #6**  
Formerly Sombrero's



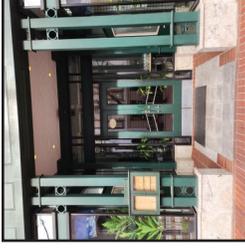
**218 W. Main Street**  
CODE Retail



**201 E. Water Street**  
Formerly Dewberry Hotel



**111 E. Main Street**  
Formerly Bonny & Read



**123 E. Main Street**  
Formerly Wells Fargo



**422 E. Main Street**  
Formerly Passafiora



**204 E. Market Street**  
Formerly BEACON  
Pilot Kitchen



## Downtown Mall: Planned & New Occupancy

**100 E. Main Street**  
Forthcoming  
Art Studio



**107 E. Main Street**  
Omakase Obscura



**110 E. Main Street**  
Vu Noodles



**300 E. Market Street**  
Flowergirl Cville



**Barracks Road: Vacant Storefronts**

**1929-31 Arlington Avenue**  
Formerly Zoom Indoor Cycling



**975 Emmet Street**  
Formerly Bed Bath & Beyond



**1111 Emmet Street**  
Formerly Simply Mac



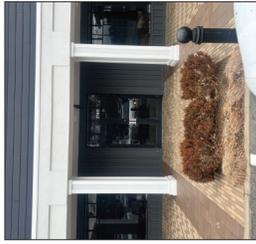
**1169 Emmet Street**  
Formerly Virginia ABC Store



**2142 Barracks Road**  
Formerly Mahana Fresh



**2146 Barracks Road**  
Formerly Phenix Salon



**2162 Barracks Road**  
Formerly Peter Chang  
China Grill



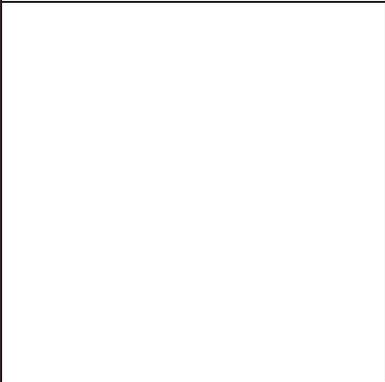
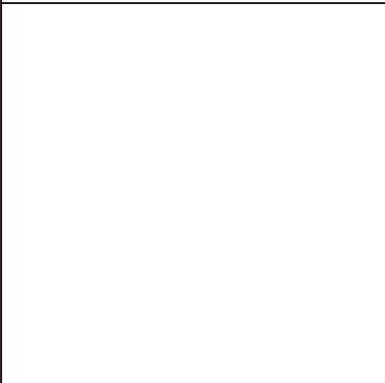
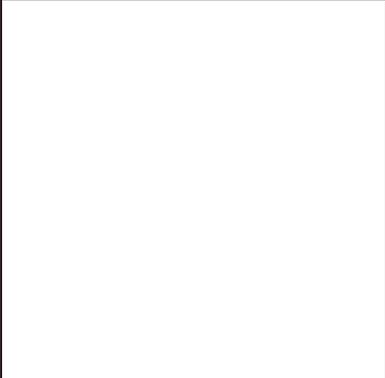
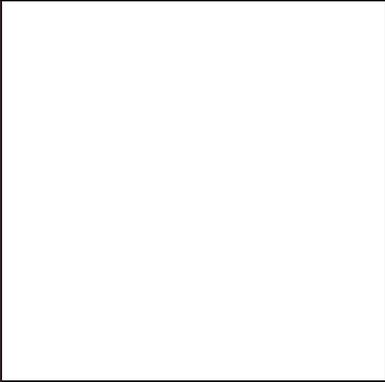
**Barracks Road: Planned + New Occupancy**

**2124 Barracks Road**  
Rhoback



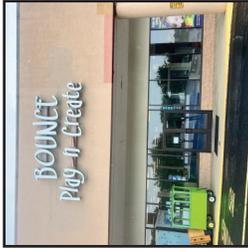
**Preston Plaza: Vacant Storefronts**

**923 Preston Avenue**  
*Formerly Twice Is Nice*

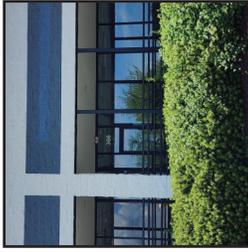


**Seminole Square: Vacant Storefronts**

**127 Seminole Court**  
Formerly Bounce  
Play-n-Crate



**366 Hillisdale Drive**  
Formerly Octapharma  
Plasma



**Seminole Square: Planned & New Occupancy**

**381 Hillisdale Drive**  
Gracie Charlottesville



**The Corner: Vacant Storefronts**

**1427 University Avenue**  
*Formerly Littlejohns*



**11 Elliewood Avenue**  
*Formerly The Pigeon Hole*



**The Corner: Planned + New Occupancy**

**12 Elliewood Avenue**  
*Mangosteen Asian Street Food*

