

## THE GARDENS: A PRIME RETAIL LOCATION

**N**OWHERE IS LOCATION MORE IMPORTANT THAT IT IS TO a retail business. A choice retail location is one that is attractive in appearance, highly visible and in a high traffic area. Another desirable trait would be a rent representing a good value. All these factors are present in one of Charlottesville's premiere retail centers at 920 Gardens Boulevard. Benton Downer of Downer & Associates is the leasing agent for this new-on-the-market retail space.

"Before the building was complete, a tenant leased the entire first floor at 920 Gardens Boulevard behind Taco Bell," Benton explained. "Unfortunately, extenuating circumstances caused that tenant to close the doors after just 30 days. Because of the desirability of the location, however, we got calls immediately and have leased one of the end units to Apple Door, a company that sells all sorts of exterior doors. They should open around May 1."

The first floor at 920 Gardens Boulevard can be subdivided into as many as 4 units ranging from 1,265 to 1,590 square feet. Or two or more units can be combined for tenants requiring more space. Rents start at \$23 per square foot.

"At this price and with 29 North visibility, these units represent some of the best cost values on the market today," Benton offered. "Most comparable properties are significantly higher in terms of price per square foot." Downer also mentioned that 1,616 square were available on the second floor at \$17 per square foot, triple net. "This is ideal for office space with a private rear entry with a landing," Benton pointed out.

The Gardens, located on Route 29 just north Albemarle Square has blossomed into one of Charlottesville's most active and attractive retail centers.

"The Gardens is a wonderful regional shopping center," Downer said. "It backs up to Albemarle Square, a great traffic generator. Other prime destination businesses such as Pier One, CarMike Theater, Carter Bank & Trust, Taco Bell and ACAC contribute to a steady traffic flow." 920 Gardens Boulevard has lots of parking with easy access from 29 North and from the traffic flowing through Albemarle Square via ACAC.

"It's a short park and walk distance for lots of customers," Benton added. "This is a great opportunity for small to medium size businesses," Benton continued. "It's a great location in a brand new building. The rent is attractive and competitive and the building has excellent visibility from Route 29 North."

To find out more about this outstanding retail leasing opportunity, contact Benton Downer with Downer & Associates at 434-296-0545, extension 1, or go to [downernandassociates.com](http://downernandassociates.com).