

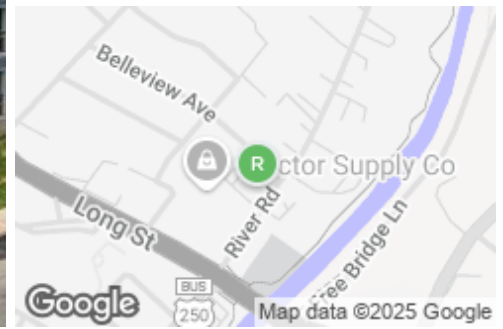
The Hudson commercial space 905 River Ro...

Retail For Lease

Prepared on August 13, 2025

1 of 1 Listings

905 River Road, Charlottesville, VA, 22901



Listing Details | Retail For Lease

Suite	Commercial Unit	Rent Esc. Desc.	4% annually
Secondary Uses	Flex/R&D, Office	Divisible	1700
Sublease	No	Vacant	Yes
Total Available Space	1,700 SF	Available Date	9/01/2025
Min Div/Max Contig	1700/1,700 SF	Days On Market	12 days
Asking Rate	\$18.00 - \$21.00 Annual/SF	Date Listed	8/01/2025
Monthly Rate	\$2,550	Last Modified	8/05/2025
Lease Type	Net NNN	Listing ID	43096071
Expenses	\$3.00 (CAMs)	Restrooms	2
Rent Esc. Type	Level	Parking Spaces	2

Description

Super flexible 1,700 square foot open loft-like corner office/retail/fitness/studio/flex space with two ADA bathrooms, street parking, and two sets of retail double doors. Excellent exposure to River Road with great natural light.

Tenant to pay electricity and CAM (which includes building shared expenses, water/sewer, and trash).

Super flexible 1,700 square foot open loft-like corner office/retail/fitness/studio/flex space with two ADA bathrooms, street parking, and two sets of retail double doors. Excellent exposure to River Road with great natural light.

Property Features

Location Details

Address	905 River Road, Charlottesville, VA, 2...	Parcels	490098000
Zoning	IC	Name	The Hudson Apartments

Building Details

Sub Type	Mid Rise
Building Status	Existing
Building Size	74,108 SF
Land Size	1.46 Acres / 63,800 SF
Number of Buildings	1
Number of Floors	4
Year Built	2022

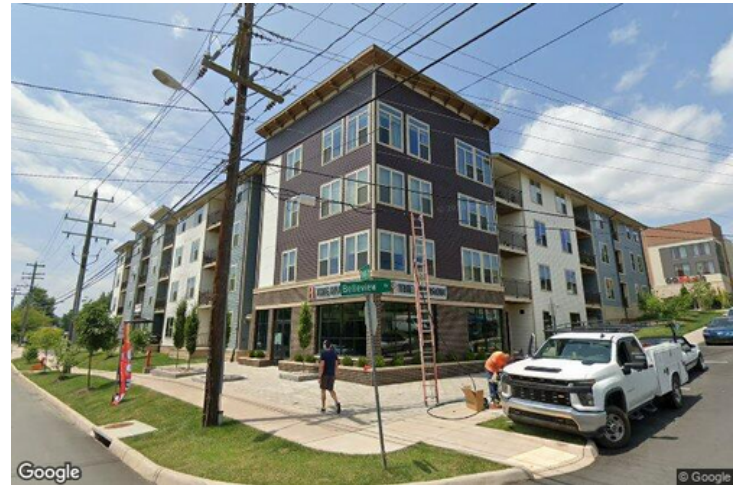
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Number of Units	54
Parking Spaces	-
Parking Ratio	-
Floor Size	15,531 SF

Property Listings

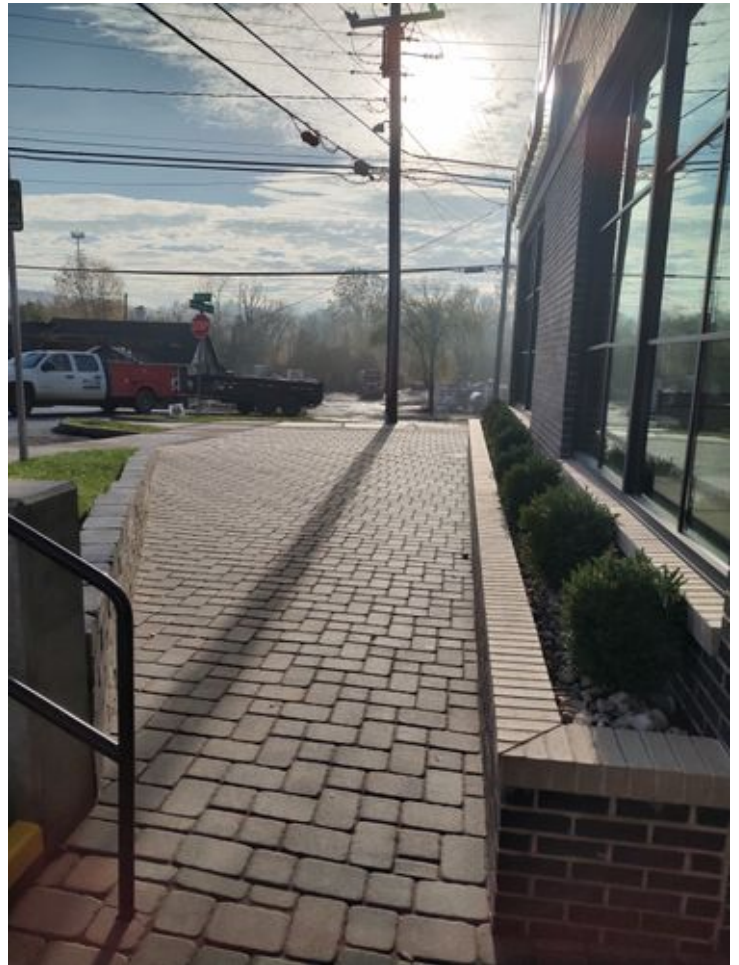
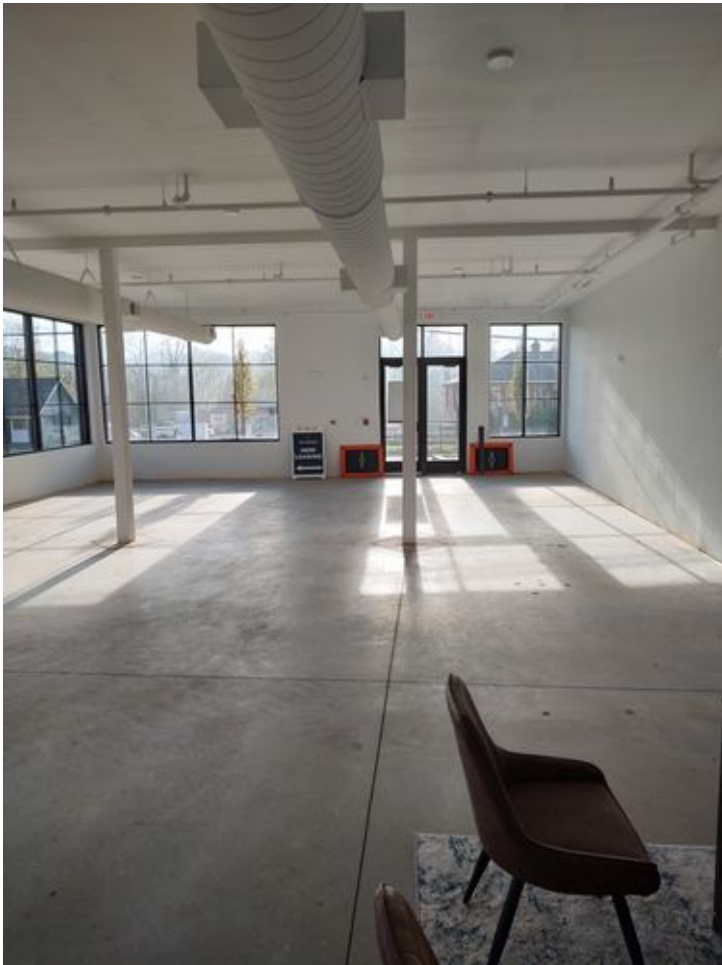
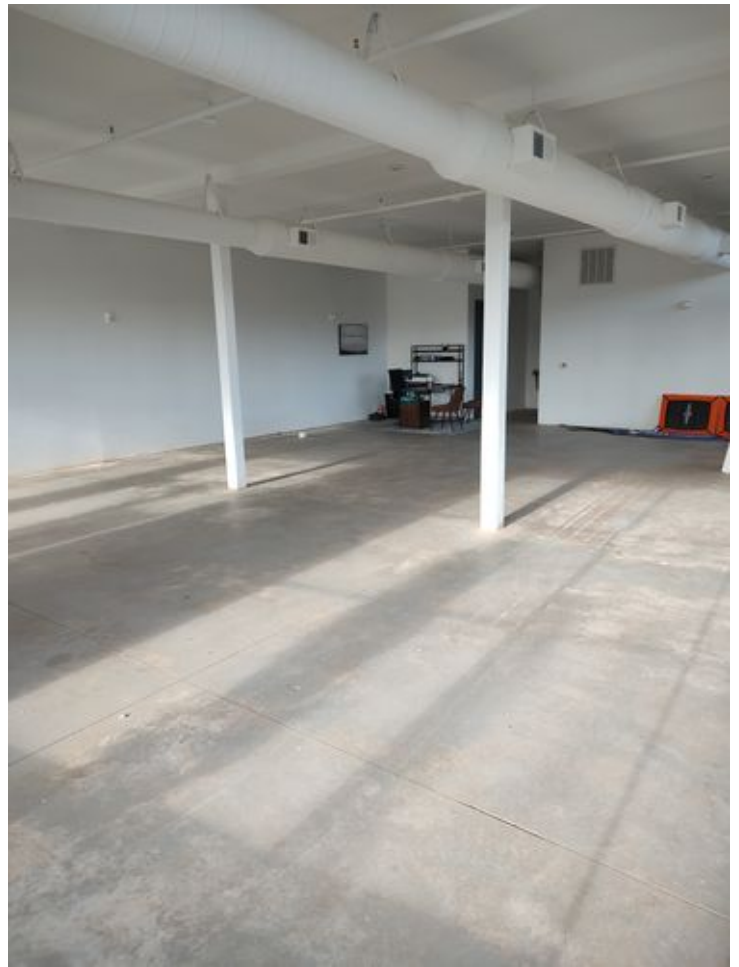
1 Listing | 1,700 SF | \$18.00 - \$21.00 Annual/SF

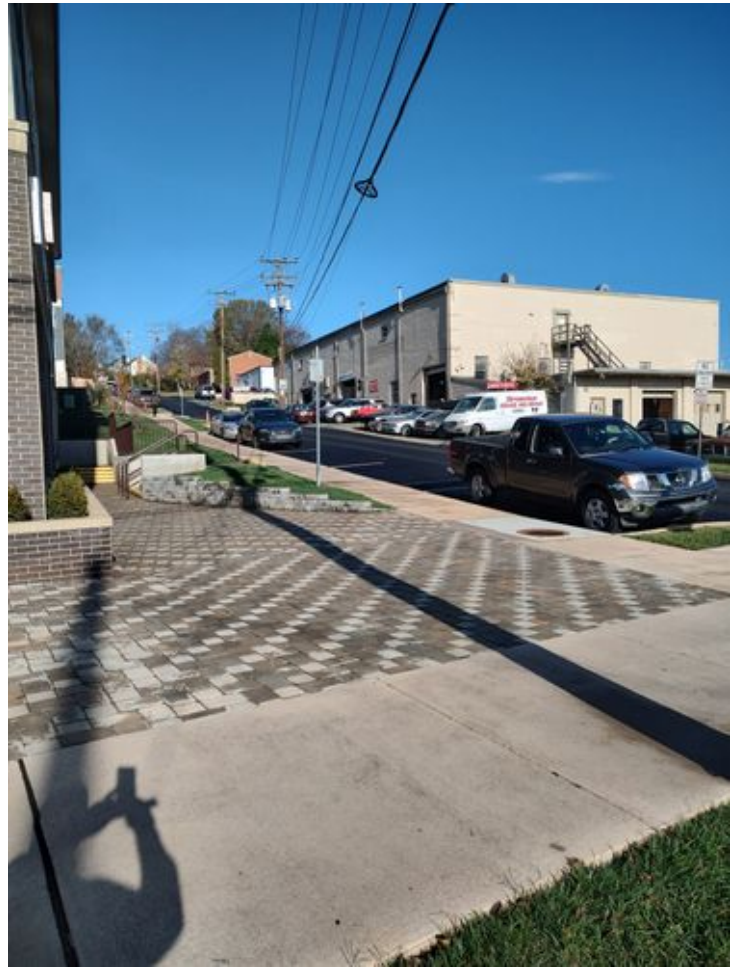
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Fitness Facility	Commer...	1,700 SF	\$18.00-\$21.00 Annual/SF Net NNN	9/01/2025

Additional Photos









Contact



Steve Houchens
434-996-7819
shouchens@msc-rents.com

CATON PROPERTIES