

# Barracks Road Shopping Center

1117 Emmet Street, Charlottesville, VA 22903

Jenn Davidson

(301) 998-8344

jdavidson@federalrealty.com

## Retail

| Space # | Tenant Name                   | Space SF |
|---------|-------------------------------|----------|
| I001    | Loulou                        | 1,241    |
| I003    | Playa Bowls                   | 1,295    |
| I005    | Poke Sushi Bowl               | 1,379    |
| I006    | Hair Cuttery                  | 1,425    |
| I007    | Lovesac                       | 2,068    |
| I009    | Buchanan & Kiguel             | 956      |
| I010    | J. Jill                       | 2,812    |
| I011    | Available                     | 2,810    |
| I015    | Bearded Goat Barber           | 807      |
| I016    | Greenberry's Coffee & Tea Co. | 1,440    |
| I017    | Banana Republic               | 8,108    |
| I018    | Virginia Shop                 | 1,080    |
| I019    | Rack Room Shoes               | 8,954    |
| M001    | Wells Fargo Bank              | 2,543    |
| M002    | McDonald's                    | 4,311    |
| M004    | Available                     | 2,011    |
| M005A   | Available                     | 1,361    |
| M005B   | Computer Cave                 | 906      |
| M006    | OrangeTheory Fitness          | 3,100    |

| Space # | Tenant Name                 | Space SF |
|---------|-----------------------------|----------|
| M007    | Old Navy                    | 17,199   |
| M007A   | J.Crew Factory              | 9,000    |
| M007B   | Bath & Body Works           | 3,360    |
| M007C   | Available                   | 2,655    |
| M008    | Harris Teeter               | 50,000   |
| M008A   | TBD                         | 36,544   |
| M009A   | ULTA Beauty                 | 13,620   |
| M010    | U.S. Post Office            | 3,030    |
| M010A   | Appalachian Running Company | 2,551    |
| M010B   | Shoe Fly                    | 1,706    |
| M011    | Talbots                     | 10,807   |
| M013A   | Rowan                       | 1,390    |
| M014    | Michaels                    | 30,801   |
| M014A   | Barnes & Noble              | 20,433   |
| M015    | Madewell                    | 3,575    |
| M016    | Warby Parker                | 2,095    |
| M017    | Athleta                     | 4,255    |
| M018    | Spring Street               | 2,510    |
| M019A   | Fluffy's Pet Shop           | 3,665    |



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| M019B   | Happy Cook                  | 2,816    |
| M019C   | Party Starts Here           | 5,265    |
| M019E   | Loft                        | 5,070    |
| M019H   | Soma                        | 3,140    |
| M020    | Five Guys Burgers and Fries | 2,021    |
| M022    | Panera Bread                | 5,590    |
| M023    | Chico's                     | 4,340    |
| M024    | Aerie                       | 3,885    |
| M024A   | American Eagle Outfitters   | 6,115    |
| M025    | Jos. A. Bank Clothiers      | 5,060    |
| M026    | Albemarle Angler            | 2,082    |
| M027    | Great Outdoor Provision Co. | 20,352   |
| M028    | Alumni Hall                 | 3,391    |
| M029    | StretchLab                  | 1,692    |
| M030    | GameStop                    | 1,684    |
| M032    | TBD                         | 48,896   |
| M033    | TBD                         | 2,966    |
| M034    | Bank of America             | 6,980    |
| M035    | Ben & Jerry's               | 1,625    |

| Space # | Tenant Name                  | Space SF |
|---------|------------------------------|----------|
| M036    | Chop't                       | 3,700    |
| M036A   | First Watch The Daytime Cafe | 3,658    |
| M036B   | Visionworks                  | 4,135    |
| M037    | Milk & Honey                 | 5,396    |
| M037A   | Smoothie King                | 1,258    |
| M037B   | AT&T                         | 3,139    |
| M038    | Emmy Squared Charlottesville | 2,842    |
| M039    | Chick-Fil-A                  | 5,000    |
| M040    | Brazos Tacos                 | 3,395    |
| M041    | Chipotle Mexican Grill       | 2,575    |
| N001    | Peter Chang's China Bistro   | 4,233    |
| N002    | Salon De Nails               | 1,065    |
| N003    | Phenix Salon Suites          | 3,938    |
| N005    | Folly Home Furnishings       | 1,756    |
| N006    | Available                    | 1,820    |
| N007    | Skyline Cleaners             | 2,412    |
| N008    | South Moon Under             | 2,372    |
| N009    | Rhoback                      | 1,187    |
| N009A   | J. McLaughlin                | 1,204    |



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| N010    | Green Bean Baby Boutique | 2,383    |
| N013    | Scarpa                   | 4,741    |
| N015    | Anthropologie            | 10,120   |
| N016    | Truist Bank              | 3,213    |
| N018    | FedEx Office             | 4,541    |
| N020    | Phenix Salon Suites      | 2,172    |
| N022    | Available                | 2,398    |
| N024    | Monkee's                 | 1,401    |
| N025    | Drybar                   | 1,606    |
| N200    | Available                | 0        |
| N210    | Club Pilates             | 2,100    |

## Office

| Space # | Tenant Name    | Space SF |
|---------|----------------|----------|
| M021    | Federal Realty | 2,542    |

## Storage

| Space # | Tenant Name | Space SF |
|---------|-------------|----------|
| M019A1  | Happy Cook  | 1,300    |
| M019E1  | Loft        | 275      |

