



.94 ACRES ± COMMERCIAL LAND

1170 5TH STREET SW | CHARLOTTESVILLE, VIRGINIA, 22902

FOR
SALE

CX-8
ZONING



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 0.94 acres $\pm$ of commercial land located directly next to the 5th Street Station shopping destination.
- CX-8 zoning allows for a wide range of uses.
- Fifth Street SW frontage with excellent visibility.
- Benefits from 19,000 AADT and consistent consumer traffic.
- Surrounded by major national retailers like Wegmans, Alamo Drafthouse, & Dick's Sporting Goods, as well as healthcare services providers.
- Minutes from Interstate 64, Downtown Charlottesville, and the University of Virginia.
- Rare opportunity to secure commercially positioned land in one of Charlottesville's most active and supply-constrained corridors.
- Positioned directly in the path of major residential growth, with thousands of new multi-family and single-family units driving local consumer demand.

SITE SIZE:

0.94 ACRES $\pm$

ZONING:

CX-8

SALE PRICE:

NEGOTIABLE



AERIAL



LOCAL BIRDSEYE



Wegmans

INTERSTATE
64

5TH STREET STATION



SITE



ROUTE
64



LOCAL BIRDSEYE



Wegmans

INTERSTATE 64

INTERSTATE 64

Holiday Inn

5TH STREET STATION

Wegmans ALAMO BEAUTY SALLY BEAUTY

PETSMART Marshalls Planet Fitness

DICK'S SPORTING GOODS AREPAS Kneads

DOLLAR TREE Panera BREAD

TIMBERWOOD TAP HOUSE

SITE

TACO BELL

EXXON

5TH ST SW

BURGER KING

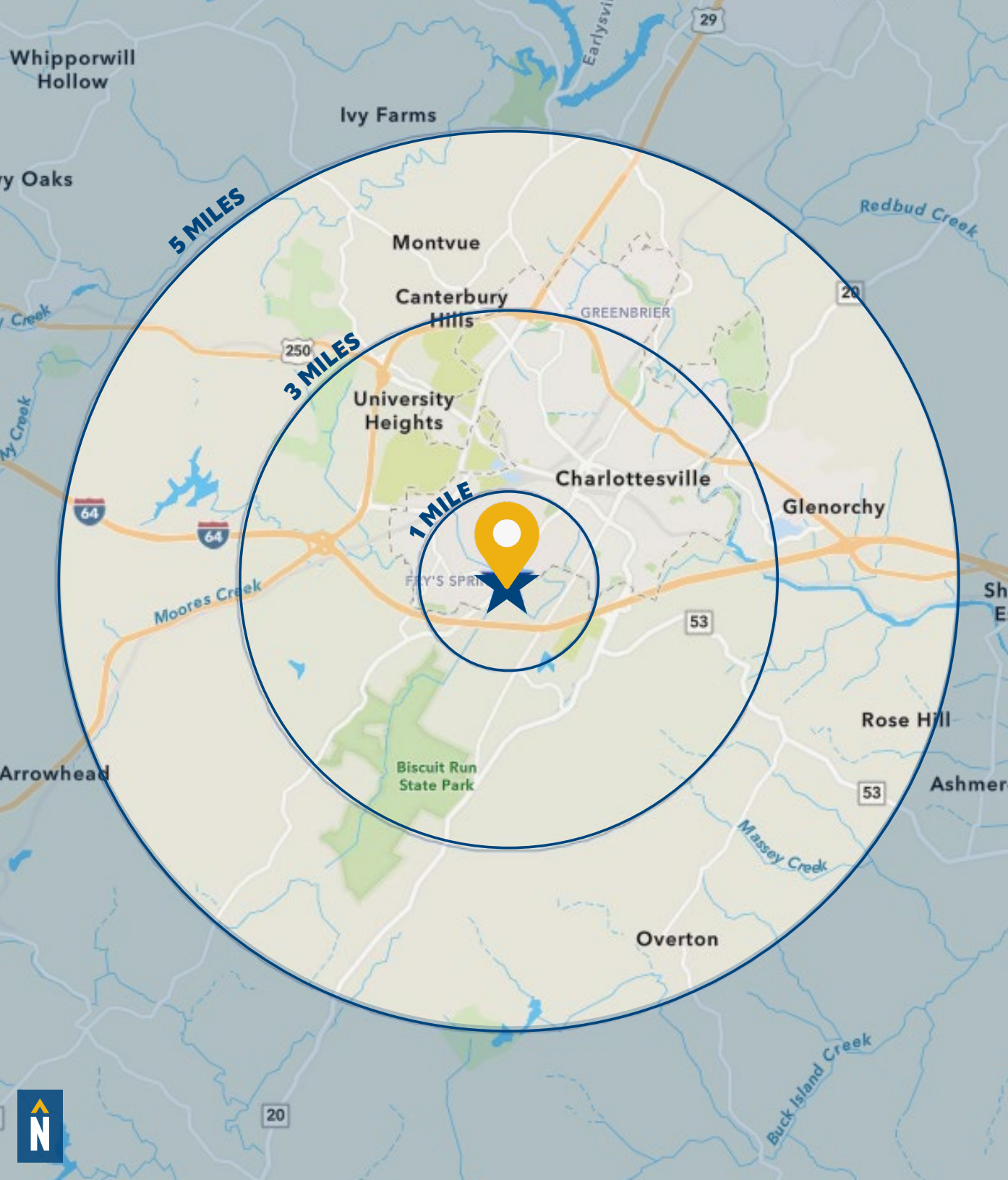
SHELL

FOOD LION

N

CHARLOTTESVILLE TRADE AREA





DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,765

63,832

97,868

DAYTIME POPULATION



8,494

90,380

134,123

AVERAGE HOUSEHOLD INCOME



\$124,354

\$113,929

\$122,210

NUMBER OF HOUSEHOLDS



4,902

25,513

40,548

MEDIAN AGE



34.8

28.5

32.0

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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