



FOR **SALE**

COMMERCIAL OFFICE/FLEX BUILDING

1455 RIO ROAD E. | CHARLOTTESVILLE, VIRGINIA 22901



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,800 SF \pm office/flex building – can be easily demised to fit a variety of needs (office, light industrial/flex, service providers)
- Ample on-site parking
- Solar panels provide 8 mo. of free electricity/yr.
- Electric vehicle charging station
- Full-gig fiber Internet
- Highly visible location on Rio Road, a critical artery linking Albemarle County and Charlottesville
- Rear flex space includes temporary demising walls that can be removed for additional storage/warehousing
- Located across from new Home Depot development at Fashion Square Mall
- At-grade entry points for both buildings



BUILDING SIZE:

5,800 SF \pm

LOT SIZE:

1.09 ACRES \pm

STORIES:

1 IN FRONT, 3 IN REAR

PARKING:

20 SURFACE SPACES \pm

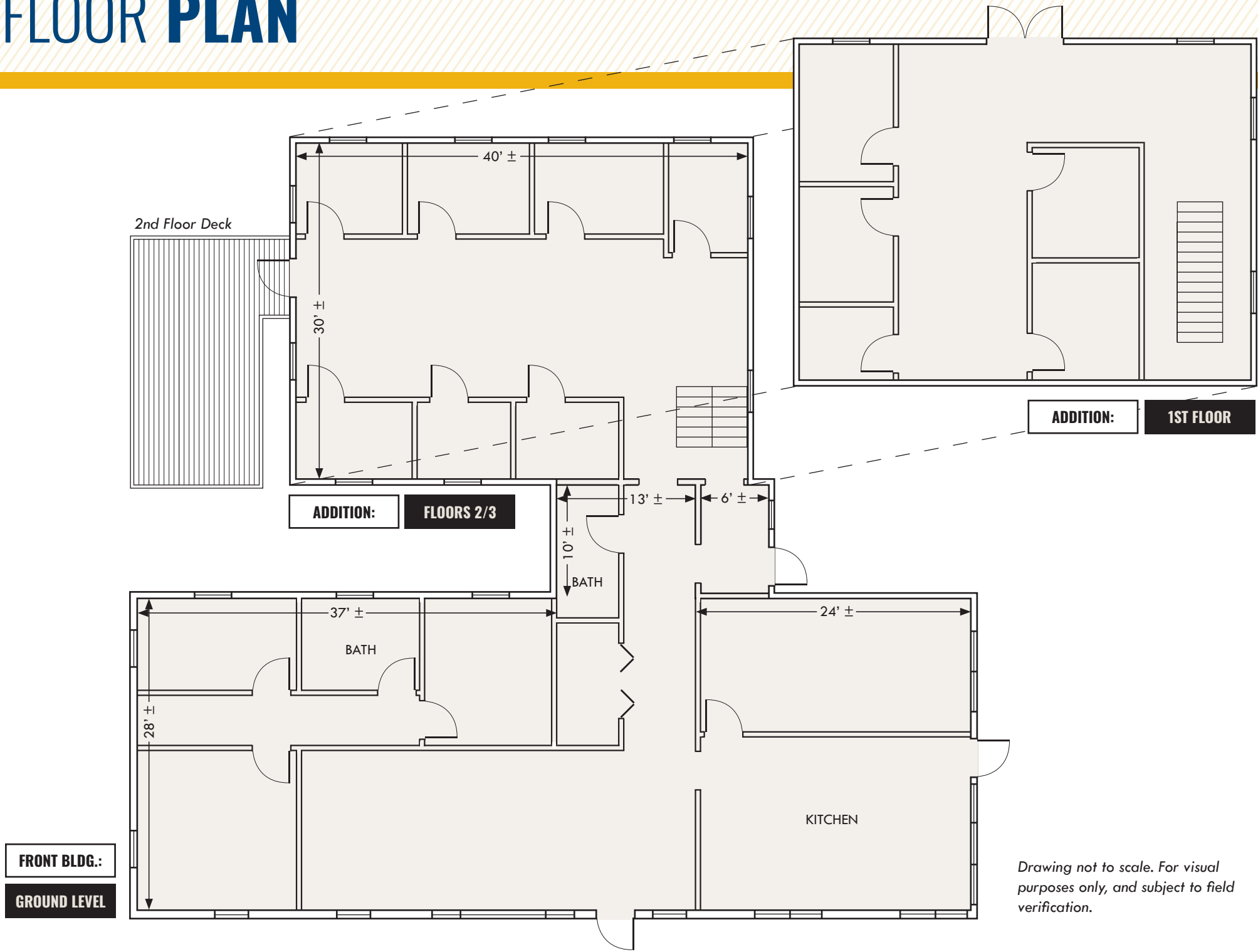
ZONING:

C-1 (COMMERCIAL)

AERIAL

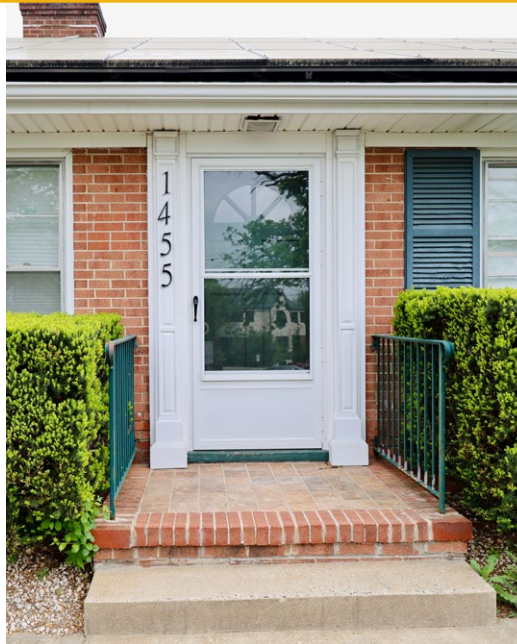


FLOOR PLAN

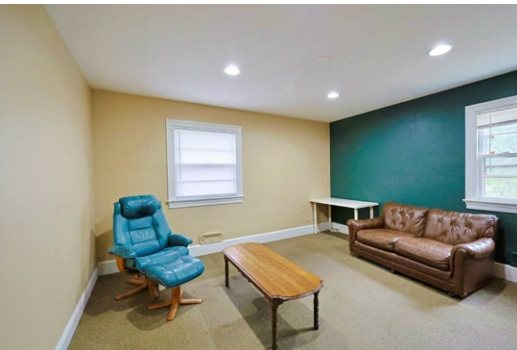
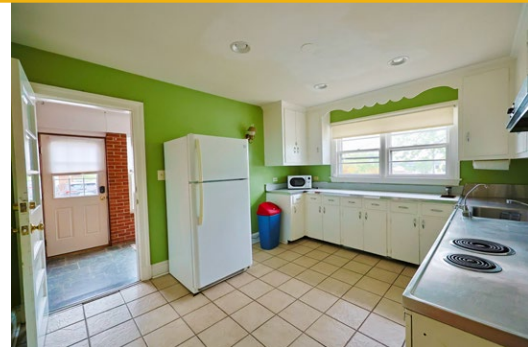
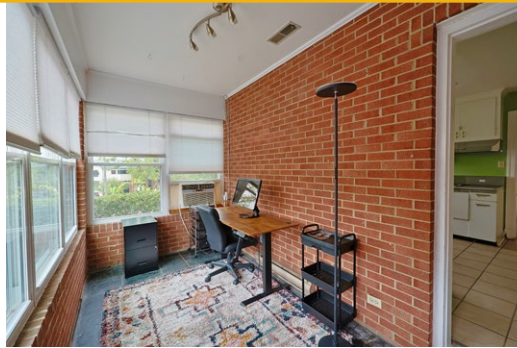


Drawing not to scale. For visual purposes only, and subject to field verification.

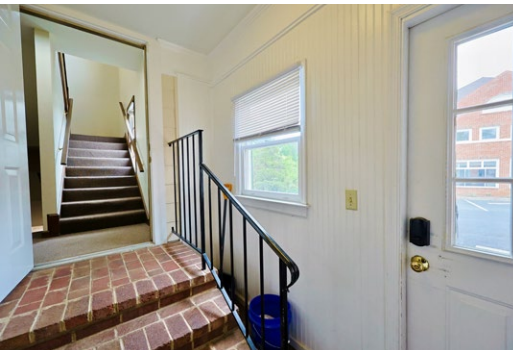
EXTERIOR PHOTOS



INTERIOR PHOTOS: **OFFICE BUILDING**



INTERIOR PHOTOS: **ADDITION/FLEX SPACE**



LOCAL BIRDSEYE



belk

THE HOME DEPOT

29

Public Storage

WELLS FARGO

verizon
MATTRESS FIRM

CVS

ALDI

TEXAS
MEDINA MARKET

SEMINOLE TRAIL

acac

ihop

DOLLAR TREE

LOWE'S

Chick-fil-A

29

Piedmont POWER

Bank of America

PUTT-PUTT FUN CENTER

CBS 19 NEWS

COMMUNITY SELF STORAGE
Authorized Dealer

VIRGINIA WORKS
DEPARTMENT OF WORKFORCE
DEVELOPMENT AND ADVANCEMENT

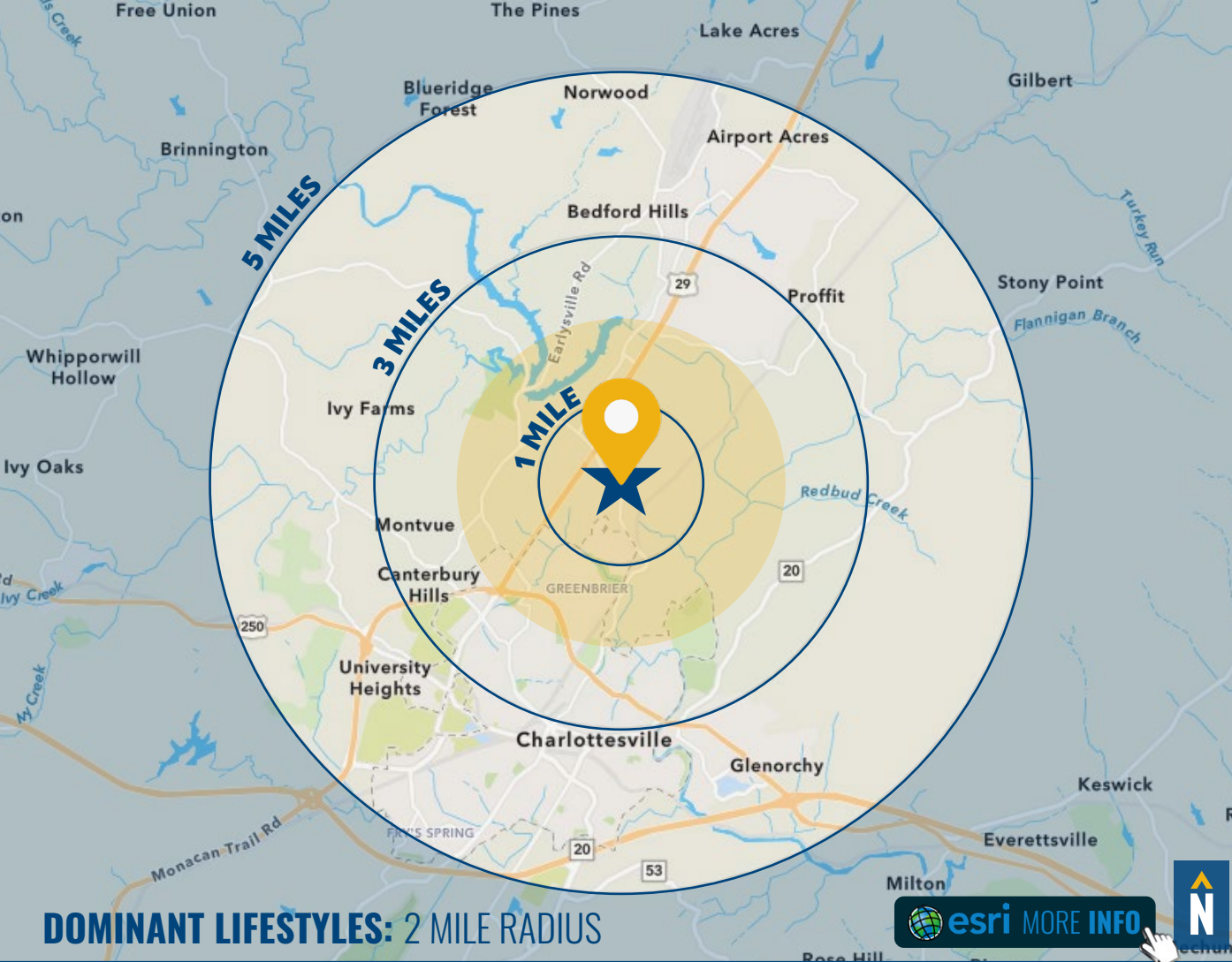
Charlottesville
Veterinary Hospital

RIO RDE



CHARLOTTESVILLE TRADE AREA





DOMINANT LIFESTYLES: 2 MILE RADIUS

17%
BRIGHT YOUNG
PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**
Median Household Income: **\$54,000**

15%
IN STYLE

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

Median Age: **42.0**
Median Household Income: **\$73,000**

14%
YOUNG AND
RESTLESS

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

Median Age: **29.8**
Median Household Income: **\$40,500**

DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



9,204

46,171

99,927

DAYTIME POPULATION



12,973

60,123

142,372

AVERAGE HOUSEHOLD INCOME



\$114,807

\$125,668

\$122,113

NUMBER OF HOUSEHOLDS



3,869

19,830

40,638

MEDIAN AGE



42.3

37.3

32.8

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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