



# DEVELOPMENT OPPORTUNITY

332-408 W. MAIN STREET | CHARLOTTESVILLE, VIRGINIA 22903

FOR  
SALE

0.54 ACRES ± AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

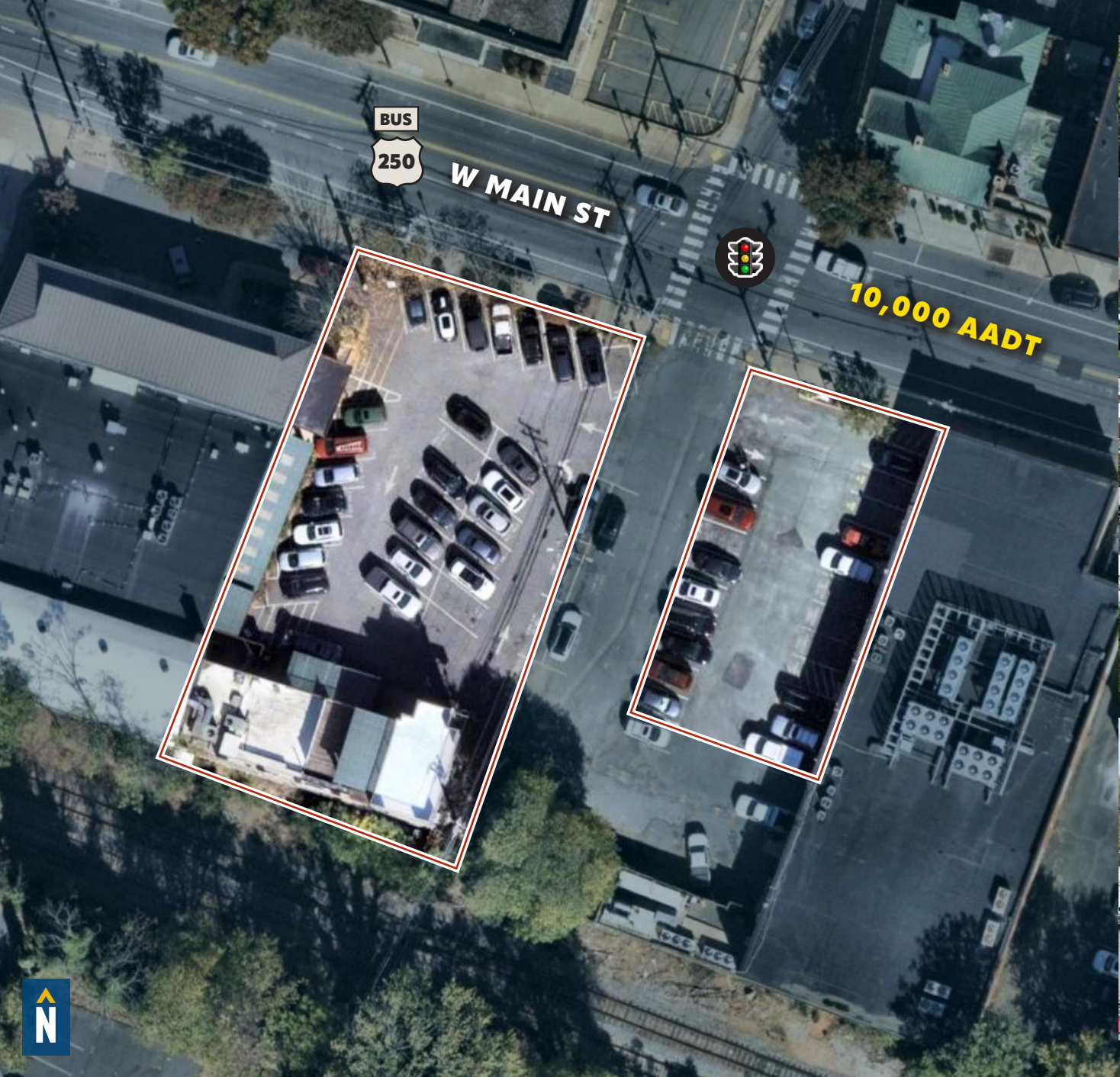
## HIGHLIGHTS:

- 0.54 acres ± with exceptional frontage on W. Main Street, ensuring maximum brand exposure and constant foot/vehicular traffic
- One of the last remaining development opportunities in the heart of Downtown Charlottesville
- Faces a signalized intersection
- Ability to build 7 stories over parking for a total of 105 one and two bedroom units with additional surface parking
- No density restrictions
- Bonus for additional affordable units
- 5 stories by right with up to 7 stories
- Positioned on the primary artery connecting the 30,000+ students and faculty at UVA to the thriving business district of Downtown Charlottesville

LOT SIZE:	0.54 ACRES ±
ZONING:	CX-5 (CORRIDOR MIXED USE)
SALE PRICE:	\$3,765,000



# AERIAL



# LOCAL BIRDSEYE

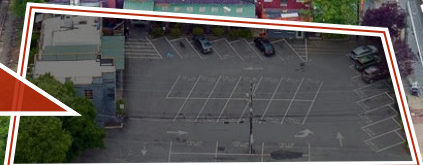
IDEAL WALKABLE PROXIMITY TO UNIV. OF VIRGINIA & DOWNTOWN C'VILLE



5TH ST SW



4TH ST SW



W MAIN ST

JEFFERSON SCHOOL CITY CENTER



4TH ST NW



CHARLOTTESVILLE FIRE DEPT.



# DOWNTOWN CHARLOTTESVILLE TRADE AREA



UNIVERSITY OF VIRGINIA

Little Mod HOTEL

Graduate BY HILTON

COURTYARD BY HARRIOTT

THE Draftsman

UVA Health

lark on Main

Hampton BY HILTON

flatsO WEST VILLAGE

yugo

10<sup>th</sup> DAIRY

DOMA KOREAN KITCHEN, GEARHARTS FINE CHOCOLATES, Camellias BAR & BAKERY, PUBLIC, KOREAN BUNGA, HARBOR, PZS, DILLISHUS, McDonald's, maya, VISIONBO, metro, Wendy's, SHENANIGANS, SUBWAY, Staples

Feast ORS, BLACK COW COUNTRY, GIVE & TAKE, MAGGIE'S MIDTOWN

**SITE**

Residence INN BY HARRIOTT

HOME2 SUITES BY HILTON

OMNI CHARLOTTESVILLE

JEFFERSON-MADISON REGIONAL LIBRARY

virginia discovery (residents)

ting PAVILION

BARBIE'S BURRITO, NOBLE BARN, Sultan Kebab, LAMPs acac

DOWNTOWN CHARLOTTESVILLE MALL

JEFFERSON, 8 and, citizen burger, PAPA JOHN'S, BIZOU, SOMBREROS, MARU, JACK BROWN'S, SOUTH STREET, THE WHISKEY JAR, VIOLET CROWN, CODE, THE PARAMOUNT, COMMON HOUSE, CHICKADEE, ALLEY LIGHT, THE NOOK, MUDHOUSE, THE SOUTHERN, ROCK FISH, MILLER'S, TILMAN'S, THE BRADBURY, MARIEPETTE, Hamilton's, Melting Pot, THE WICH, LAB, otto, Bebebebe, CVS

Charlottesville Middle School

IX ART PARK



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



20,858

52,656

81,601

## DAYTIME POPULATION



47,910

80,346

116,295

## AVERAGE HOUSEHOLD INCOME



\$100,537

\$107,842

\$112,273

## NUMBER OF HOUSEHOLDS



9,217

20,558

33,740

## MEDIAN AGE

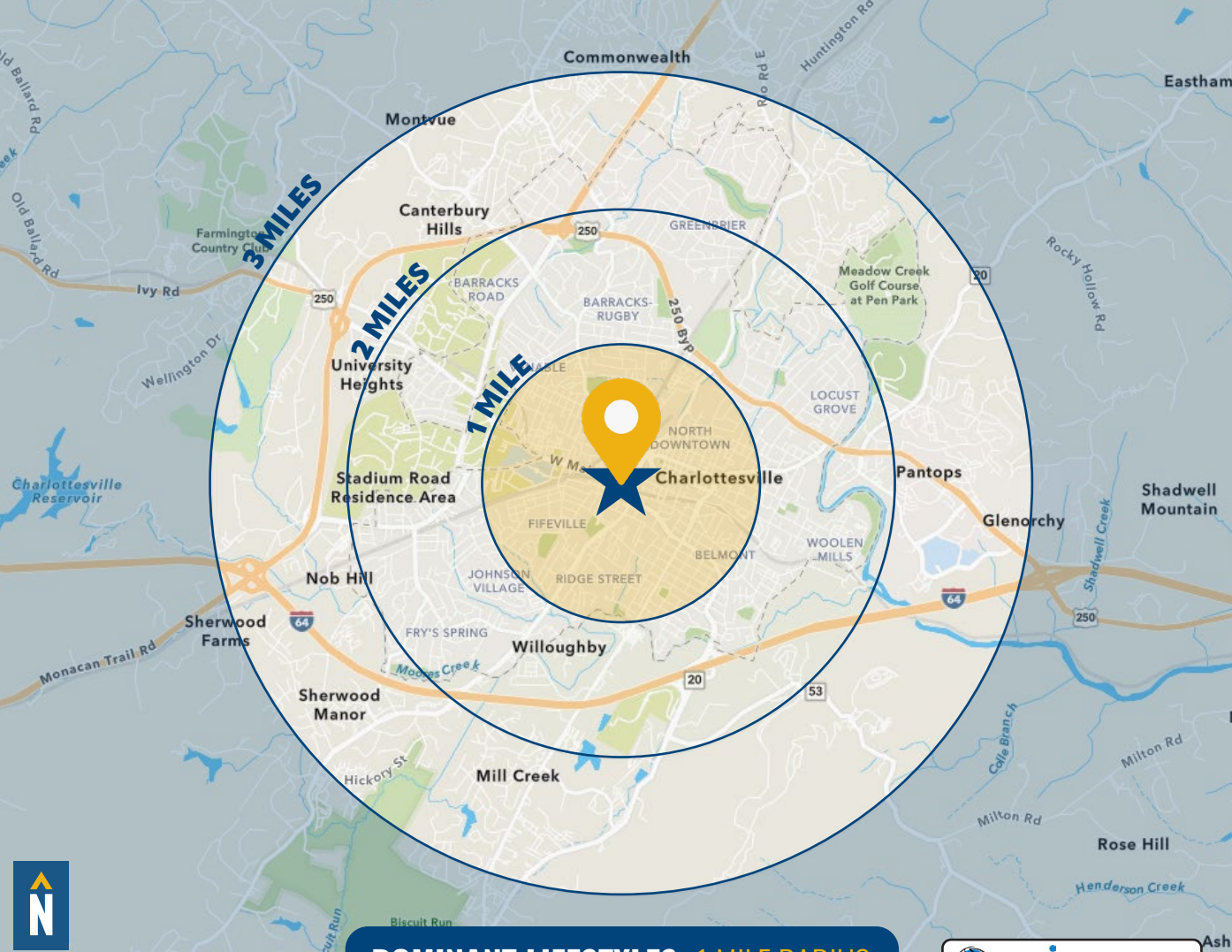


28.4

27.5

30.4

FULL DEMOS REPORT



### DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

#### 23% COLLEGE TOWNS



MEDIAN

AGE: 24.6

HH INCOME: \$46,253

These residents are a mix of students and individuals affiliated with universities. Part-time work is common. They participate in sports, subscribe to digital newspapers, and tend to opt for organic products.

#### 18% DORMS TO DIPLOMAS



MEDIAN

AGE: 21.8

HH INCOME: \$29,081

These young residents are pursuing bachelor's and graduate degrees, and are mostly unmarried and in their late teens to early 20s. They frequent movies, bars and beaches, and like to watch and play sports.

#### 14% CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

# FOR MORE INFO CONTACT:



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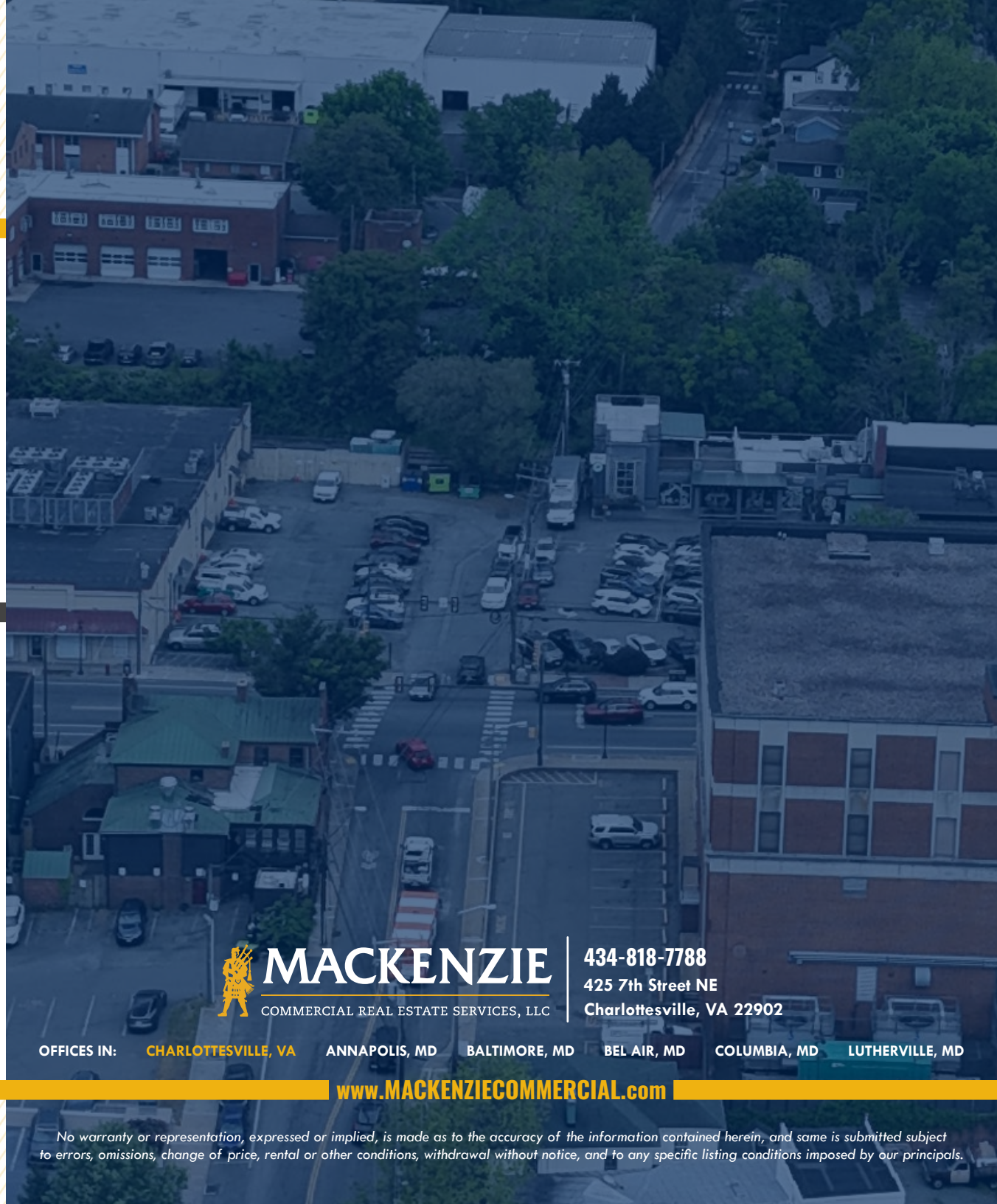
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