



1.07 AC ± OF MIXED-USE LAND

405 PREMIER CIRCLE | CHARLOTTESVILLE, VIRGINIA 22901

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Shovel ready 1.07 acres ± of land located in established growth corridor
- Prime development opportunity with flexible zoning, allowing for a wide range of uses
- High visibility site with 333 ft. ± of frontage facing heavily trafficked Rt. 29 (53,000 cars/day)
- Ideal for Retail, Medical Office, Flex, Distribution
- Surrounded by dense residential neighborhoods and the many retail, dining and service destinations along the Route 29 corridor
- Less than 10 min. drive from Downtown Charlottesville, University of Virginia, UVA Health System and Charlottesville – Albermarle Airport
- One of the few remaining developable lots of this size fronting Route 29 North

LOT SIZE:	1.07 ACRES ±
TRAFFIC COUNT:	53,000 AADT (ROUTE 29)
UTILITIES:	PUBLIC WATER & SEWER?
ZONING:	NEIGHBORHOOD MODEL DIST.
SALE PRICE:	\$1,450,000



AERIAL



LOCAL BIRDSEYE



Bj's
RESTAURANT
BREWHOUSE

NORTHROP
GRUMMA

CLEAN
JUICE

MISSION
BBQ

COSTCO
WHOLESALE

JARED

RESCUE

SHELL

PET SUPPLIES PLUS

7
ELEVEN

Super 8
BY WYNDHAM

GREENBRIER DR

Wawa

29

7
ELEVEN

EXXON

UNITED BANK

AutoZone

SITE

WESTFIELD RD

PENSKE

SEMINOLE TRL

53,000 AADT

Classic
FURNITURE

Fairfield
BY MARRIOTT

29

N

CHARLOTTESVILLE TRADE AREA

4 MILES



Walmart
sam's club

Rio Hill Center

Kroger Burlington SIERRA
five IHOP JOANN TJ-maxx
BECW DOLLAR TREE

LOWE'S

Goodwill
HARBOR FREIGHT BUFFALO WILD WINGS

29th Place

HomeGoods DSW Staples
Advance! Firehouse SUBS Starbucks McDonald's
Auto Parts

Albemarle Square

ALDI MEDINA MARKET
acac TEXAS

Stonefield

REGAL CINEMAS lululemon
TRADER JOE'S Brooks Brothers
VICTORIA'S SECRET mezzah BURTONS GRILL & BAR
noodles SEPHORA L.L.Bean
L'Occitane UNTUCKIT

COSTCO WHOLESALE

FOOD LION

Charlottesville Fashion Center

COMING SOON!
belk
TORRID Lids
JIMMY JOHN'S KAY JEWELERS
MATTRESS FIRM

BEST BUY
WORLD MARKET

Kroger WHOLE FOODS MARKET

Seminole Square Shopping Center

SUPER SHOES
FERGUSON
OUTBACK STEAKHOUSE DOVER SADDLERY
PLAZA AZTECA RESTAURANTE MEXICANA

Barracks Road Shopping Center

Harris Teeter Kroger Michaels ULTA
Tanera
BARNES & NOBLE TALBOTS
AMERICAN EAGLE WARBY PARKER
McDonald's Chick-fil-A OLD NAVY BRAZZOS TACOS FirstWatch

UNIVERSITY OF VIRGINIA

UVA Health

Pantops Shopping Center

TRAC SUPPLY
FOOD LION DUNKIN' TACO BELL

DOWNTOWN CHARLOTTESVILLE MALL

ting PAVILION JEFFERSON discovery
MARU JACK BROWN'S SOUTH STREET
THE WHISKEY IRON VIOLET CROWN CODE
JAR THE CHICKADEE ALLEY LIGHT
COMMON HOUSE THE SOUTHERN MUDHOUSE
MELTING POT NOOK OTTO
THE WICH LAB CVS
BIZOU Belvedere MARIEPETTE
Hamiltons' Sultan Kebab THE BRADBURY

Rivanna Ridge Shopping Center

Giant Botolph's
RED WING JIMMY JOHN'S Applebee's

bonumose

SENTARA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,233

56,127

105,198

DAYTIME POPULATION



19,402

94,065

145,015

AVERAGE HOUSEHOLD INCOME



\$89,260

\$119,734

\$123,566

NUMBER OF HOUSEHOLDS



5,930

23,289

43,153

MEDIAN AGE

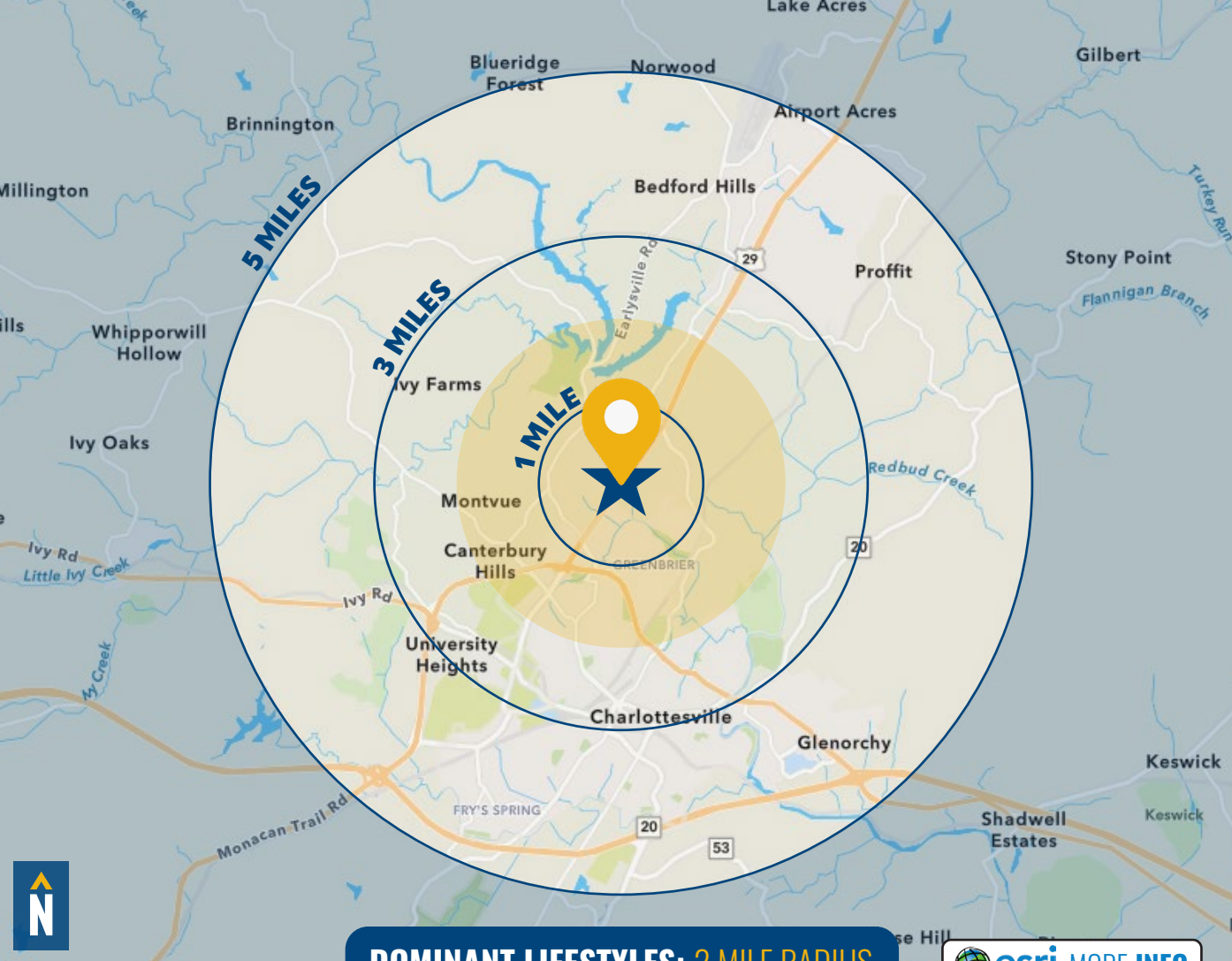


37.9

31.9

32.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

16%

URBAN CHIC



MEDIAN

AGE: 41.9

HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

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.

12%

YOUNG AND RESTLESS



MEDIAN

AGE: 31.4

HH INCOME: \$56,258

These predominantly young residents tend to live alone, with roommates, or as cohabitating couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

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