THE STARR HILL BUILDING

801 & 815 W MAIN STREET | CHARLOTTESVILLE, VIRGINIA 22903

FOR **SALE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Highly sought-after CX-5 Zoning provides for a wide variety of uses including moderate to high-density mixed-use, office and residential.
- Centrally-located asset with excellent visibility along one of Charlottesville's most active retail/ restaurant corridors.
- Walkable to both UVA and the Downtown Mall.
- Supported by several multi-family and student-housing developments along West Main St corridor.
- Existing air-rights easement over Union Station allows for future retail development
- Rare opportunity to acquire two adjacent parcels in a single transaction.

801 W MAIN ST:	8,677 SF ±
815 W MAIN ST:	4,628 SF ±
TOTAL LOT SIZE:	0.19 ACRES ± (2 PARCELS)
TRAFFIC COUNT:	33,681 AADT (W MAIN ST)
ZONING:	CX-5 (CORRIDOR MIXED USE 5)
SALE PRICE:	**NEGOTIABLE**





AERIAL

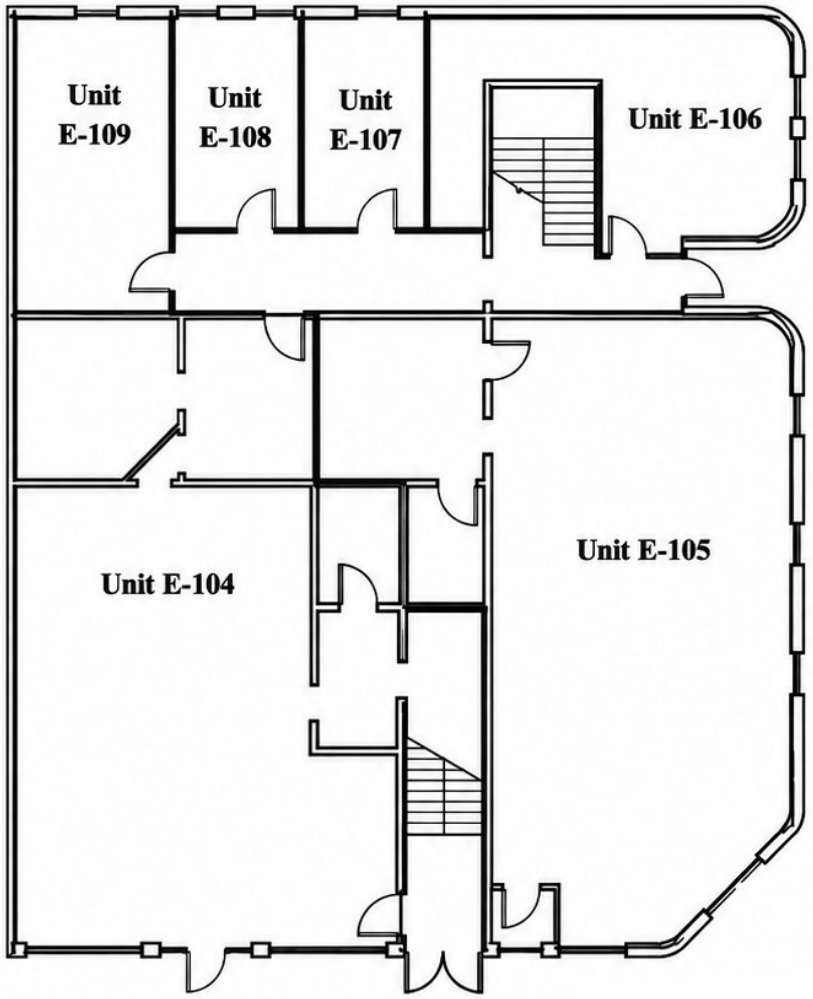


LOCAL **BIRDSEYE**

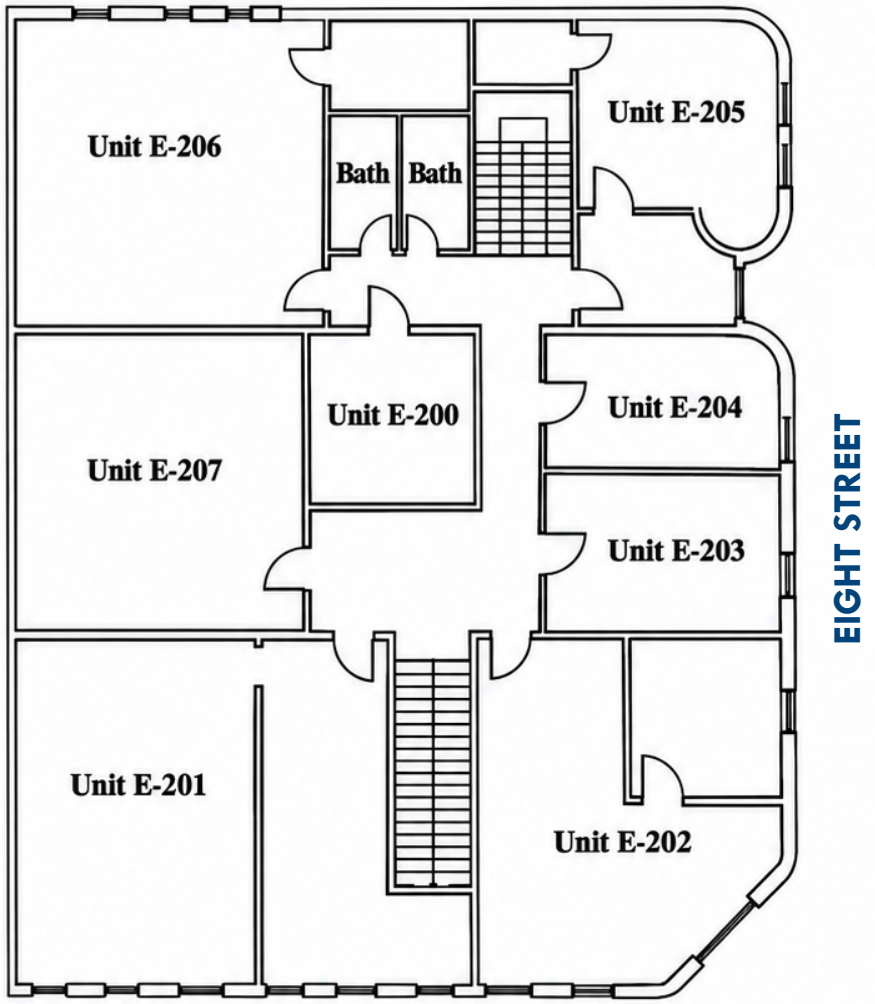


801 W MAIN STREET **FLOOR PLANS**

1ST FLOOR



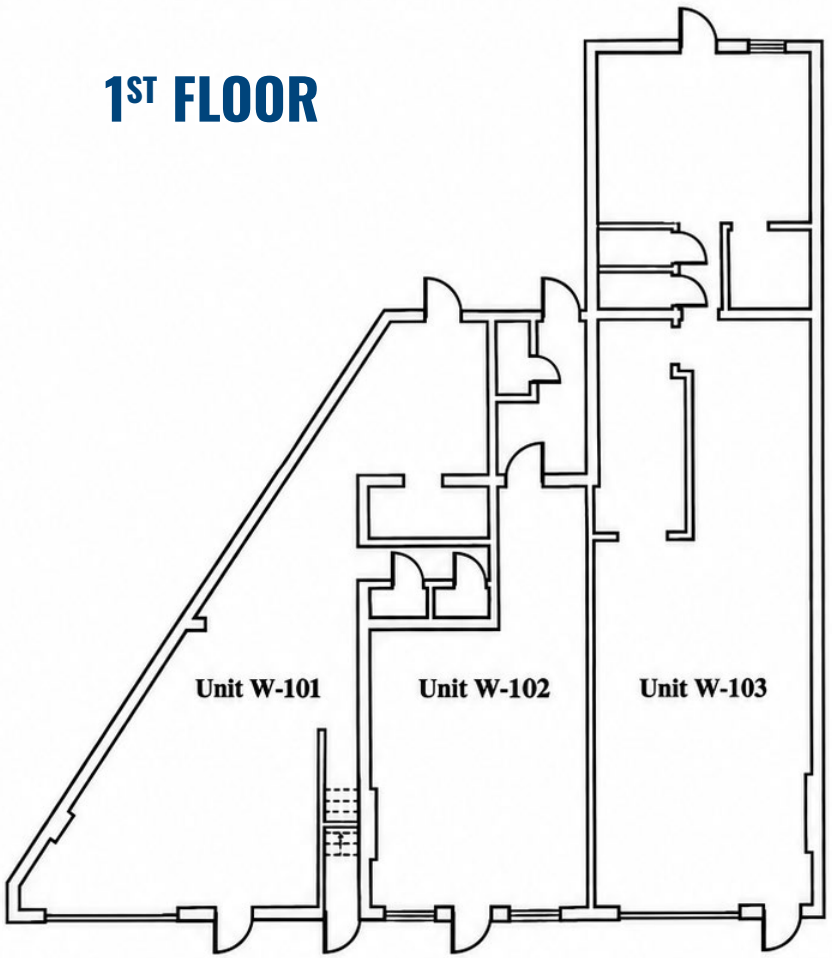
2ND FLOOR



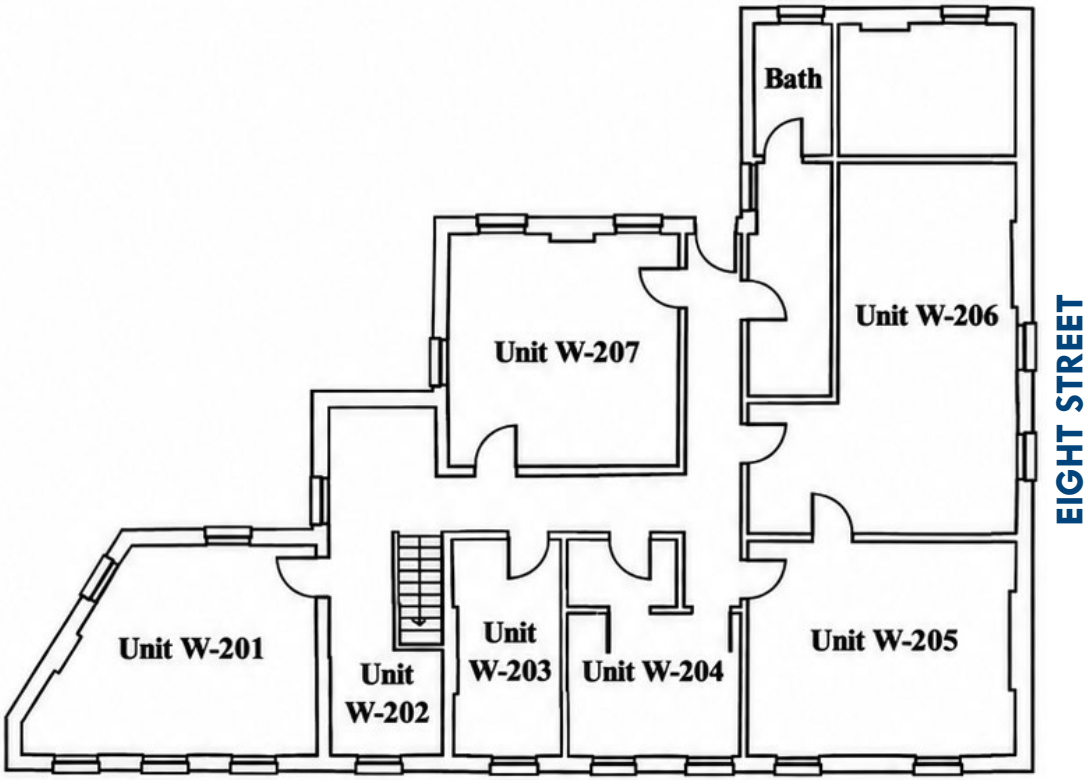
TO UVA ← WEST MAIN STREET → TO DOWNTOWN

815 W MAIN STREET **FLOOR PLANS**

1ST FLOOR



2ND FLOOR



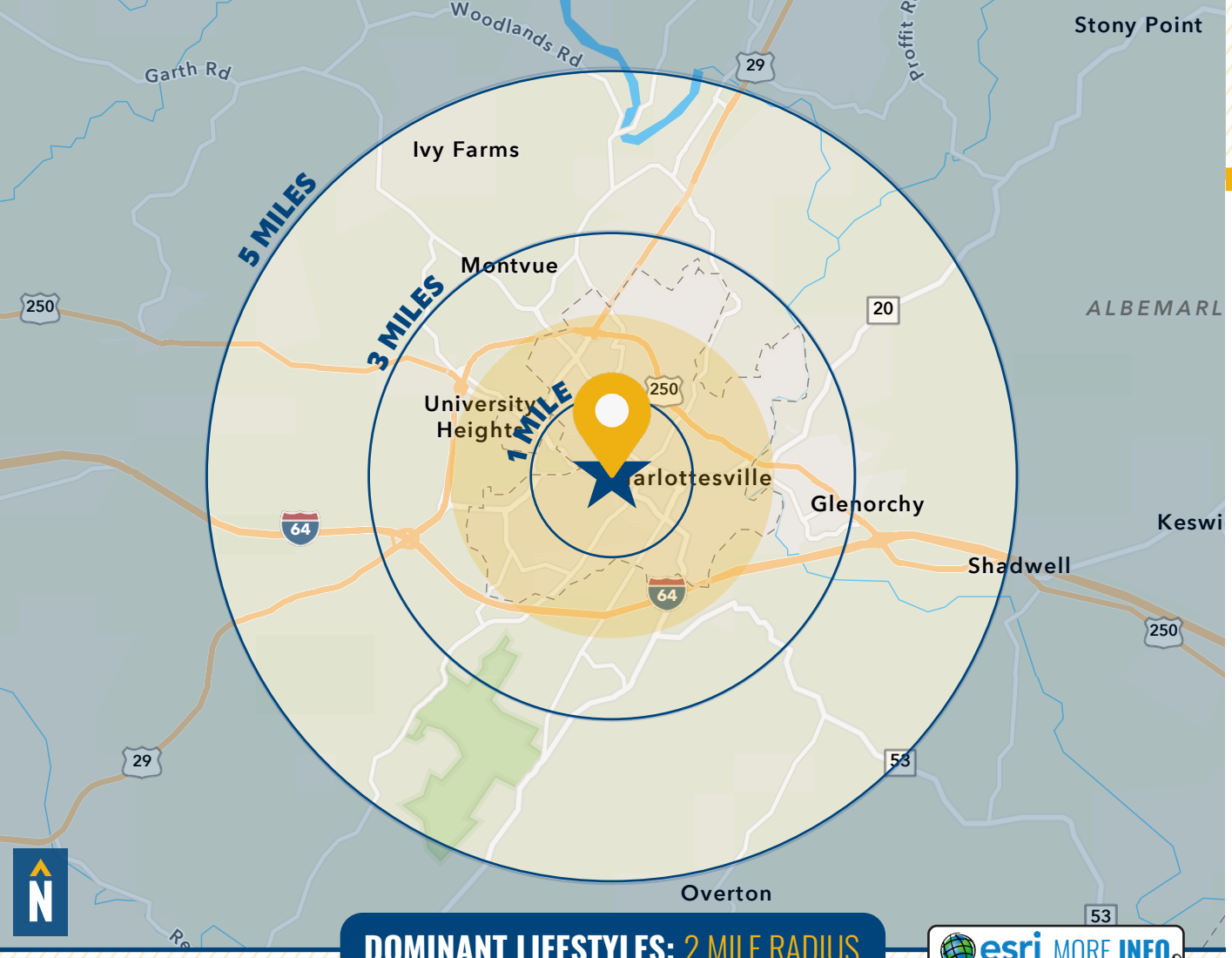
TO UVA ←

WEST MAIN STREET

→ TO DOWNTOWN

DOWNTOWN CHARLOTTESVILLE **TRADE AREA**





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

22% CITY GREENS



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.

20% DORMS TO DIPLOMAS



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% COLLEGE TOWNS



These residents are 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.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	21,853	82,829	101,352
DAYTIME POPULATION	43,299	116,058	140,456
AVERAGE HOUSEHOLD INCOME	$97,241	$117,178	$125,211
NUMBER OF HOUSEHOLDS	8,737	34,262	41,928
MEDIAN AGE	24.9	30.6	32.3

FULL DEMOS REPORT

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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