



BELVEDERE STATION: .18 ACRE LOT

BELVEDERE WAY | CHARLOTTESVILLE, VIRGINIA 22901

FOR
SALE



MACKENZIE

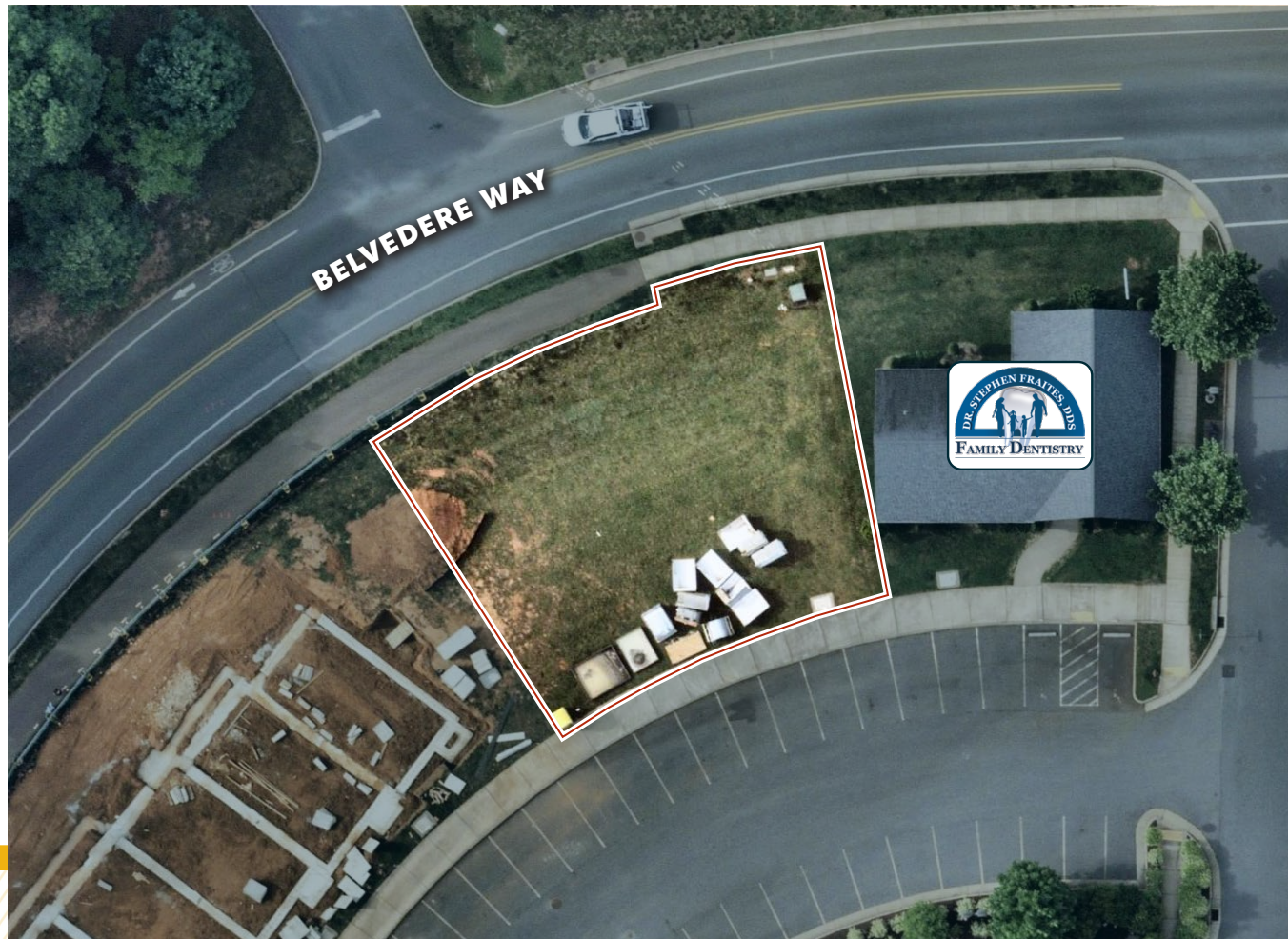
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- .18 acre \pm lot
- 25 parking spaces available
- Situated at the entrance to Belvedere Station and The Reserve at Belvedere
- Commercially active corridor, providing excellent exposure for businesses
- Benefit from significant vehicular traffic, ensuring visibility for customers
- Opportunity to build or expand a business in a growing Charlottesville market
- Easy access to Rio Road E. and Route 29 N
- Neighborhood Model District zoning allows for a mix of uses, including commercial, civic and mixed-use buildings

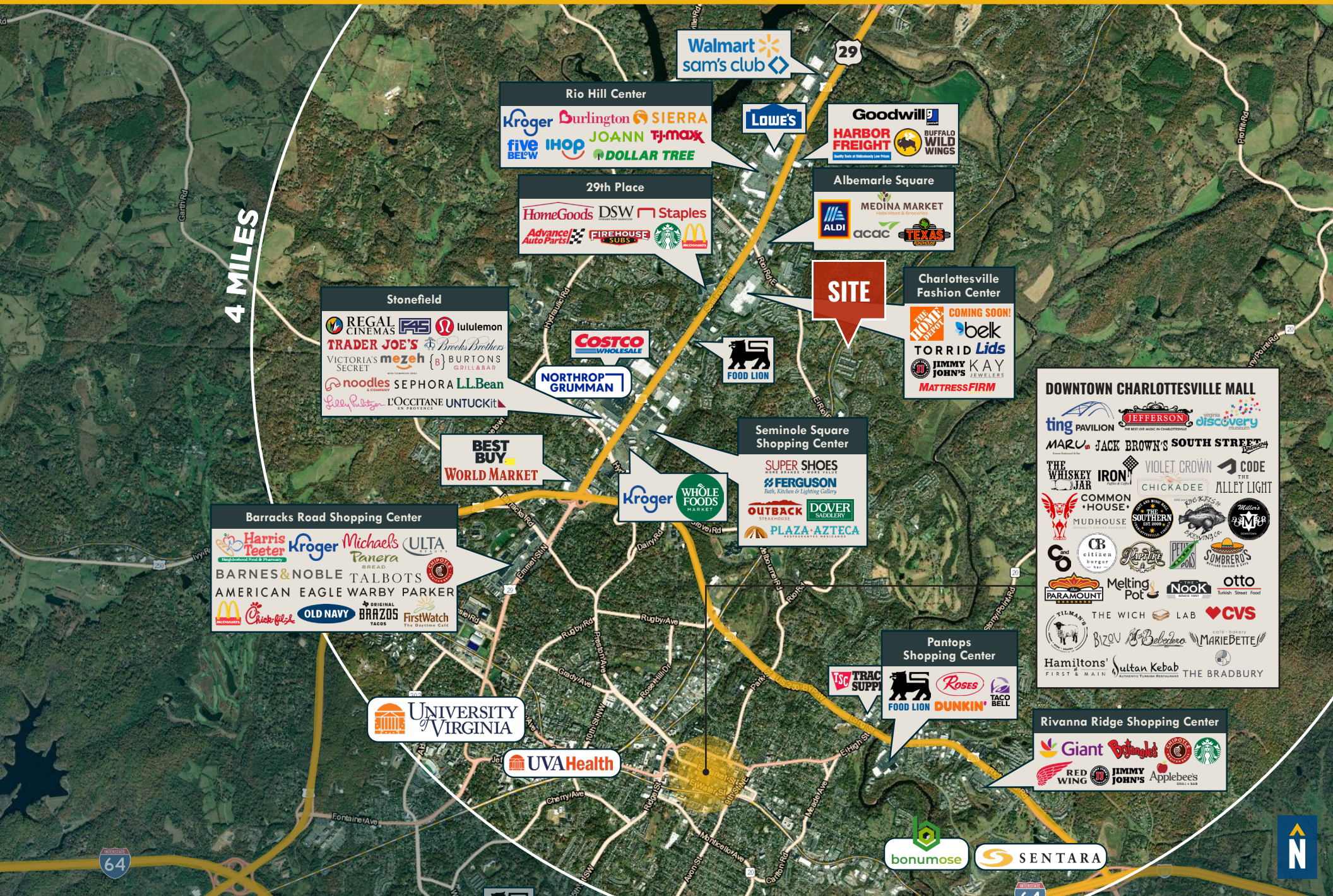
LOT SIZE:	.18 ACRES \pm
ZONING:	NEIGHBORHOOD MODEL DIST.
UTILITIES	PAD READY
SALE PRICE:	NEGOTIABLE



LOCAL BIRDSEYE



CHARLOTTESVILLE TRADE AREA



4 MILES

Walmart
sam's club

Rio Hill Center
Kroger Burlington SIERRA
five IHOP JOANN TJ-maxx
BETW DOLLAR TREE

LOWE'S

Goodwill
HARBOR FREIGHT BUFFALO WILD WINGS

29th Place
HomeGoods DSW Staples
Advance! FIREHOUSE SUBS McDonald's

Albemarle Square
ALDI MEDINA MARKET
acac TEXAS

Stonefield
REGAL CINEMAS 45 lululemon
TRADER JOE'S Brooks Brothers
VICTORIA'S SECRET meze {B} BURTONS GRILLBAR
noodles SEPHORA L.L.Bean
Lilly Pulitzer 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

NORTHROP GRUMMAN

Seminole Square Shopping Center
SUPER SHOES
FERGUSON
OUTBACK DOVER
PLAZA-AZTECA

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 FirstWatch

Kroger WHOLE FOODS MARKET

UNIVERSITY OF VIRGINIA

UVA Health

Pantops Shopping Center
TRAC SUPPLY
FOOD LION ROSES DUNKIN' TACO BELL

DOWNTOWN CHARLOTTESVILLE MALL
ting PAVILION JEFFERSON discovery
MARU JACK BROWN'S SOUTH STREET
THE WHISKEY IRON! VIOLET CROWN CODE
JAR ALLEY LIGHT
COMMON HOUSE CHICKADEE
MUDHOUSE THE SOUTHERN
SOMBREROS
Melting Pot Nook otto
PARAMOUNT THE WICH LAB CVS
BIZOU Marie Beltrami MARIEPETTE
Hamiltons' Sultan Kebab THE BRADBURY

Rivanna Ridge Shopping Center
Giant Red Lobster
RED WING JIMMY JOHN'S Applebee's

bonumose

SENTARA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,737

48,366

100,341

DAYTIME POPULATION



8,235

66,180

142,363

AVERAGE HOUSEHOLD INCOME



\$126,211

\$123,492

\$120,827

NUMBER OF HOUSEHOLDS



3,958

21,086

40,975

MEDIAN AGE



42.4

36.6

32.7

FULL DEMOS REPORT

DOMINANT LIFESTYLES: 2 MILE RADIUS

16%
IN STYLE

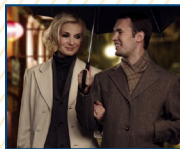


In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

Median Age: **42.0**

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

15%
URBAN CHIC



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.3**

Median Household Income: **\$109,400**

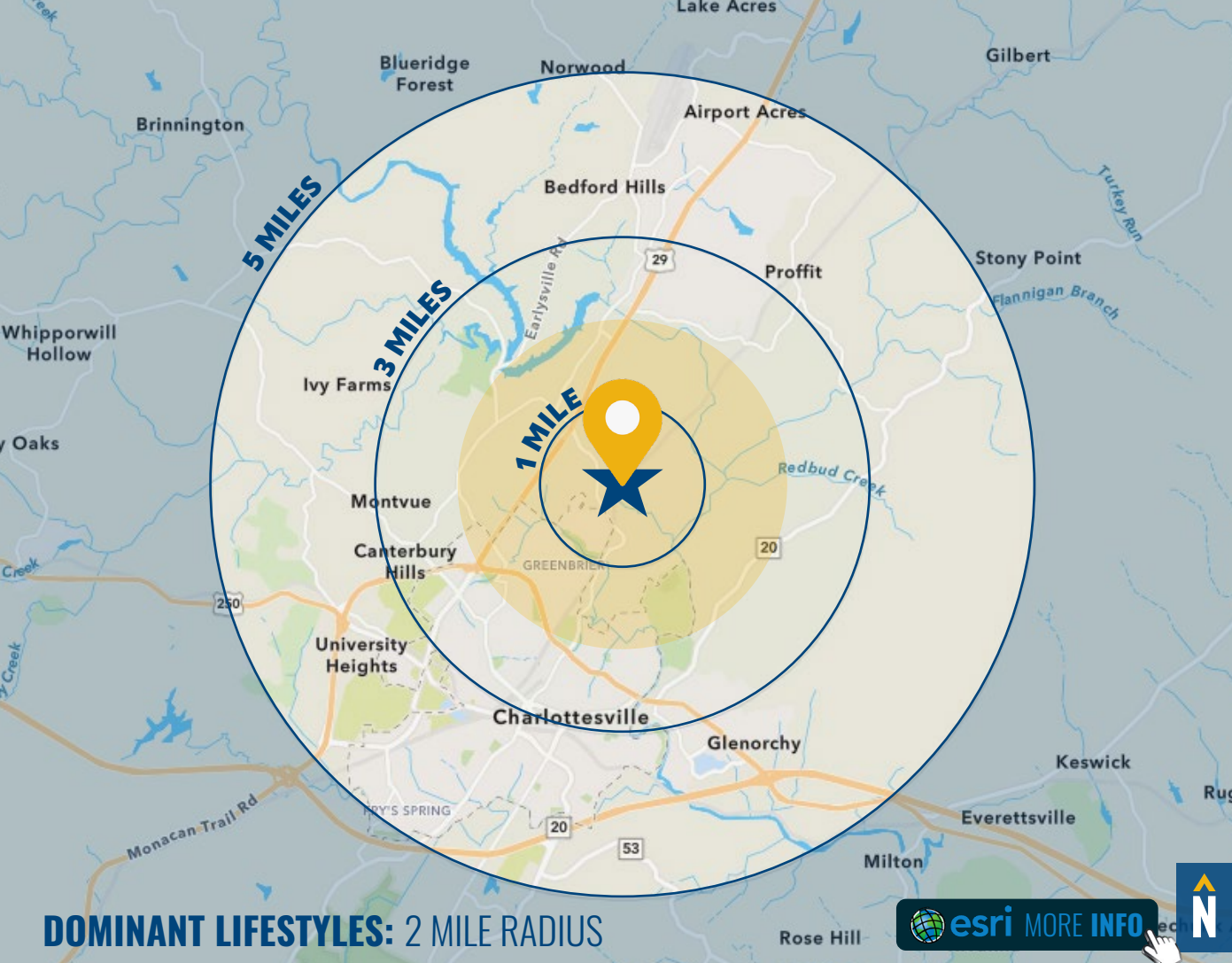
15%
YOUNG AND
RESTLESS



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**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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