



FOR **SALE**

2ND FLOOR MEDICAL OFFICE CONDO

PETER JEFFERSON PLACE III 600 PETER JEFFERSON PKWY | CHARLOTTESVILLE, VA 22911

IDEAL
MEDICAL SPACE
FOR PATIENTS AND
PRACTITIONERS



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,010 SF ± 2nd floor medical office condo
- Recently renovated with a modern aesthetic and functional, turn-key features
- 3 dedicated offices, 3 exam rooms, 3 treatment rooms, 1 lab, 1 procedure room, 1 nurse's station, large waiting area, a break room and 2 bathrooms
- Building and suite are fully ADA/HIPAA compliant
- Part of a 5-building medical campus
- Ideally located with immediate access to I-64 and Route 250
- Convenient location to provide outpatient services for Charlottesville and surrounding counties
- Ample parking and easy ingress/egress
- Surrounded by complimentary medical service providers and Sentara Martha Jefferson Hospital



CONDO SIZE:

2,010 SF ± (SUITE 200)

BUILDING SIZE:

60,919 SF ±

YEAR BUILT:

2006

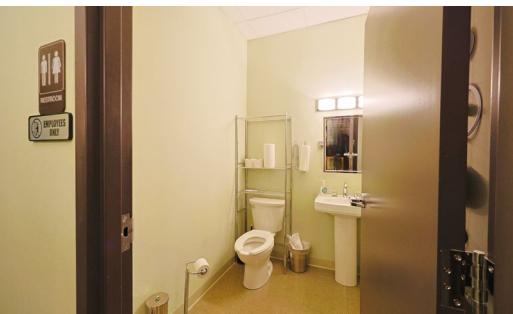
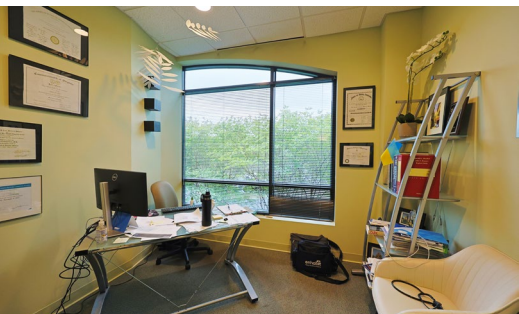
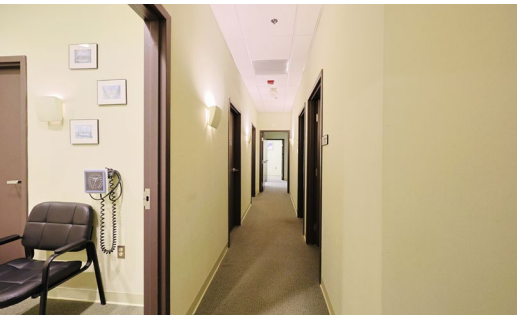
ZONING:

PLANNED DEVELOPMENT
MIXED COMMERCIAL

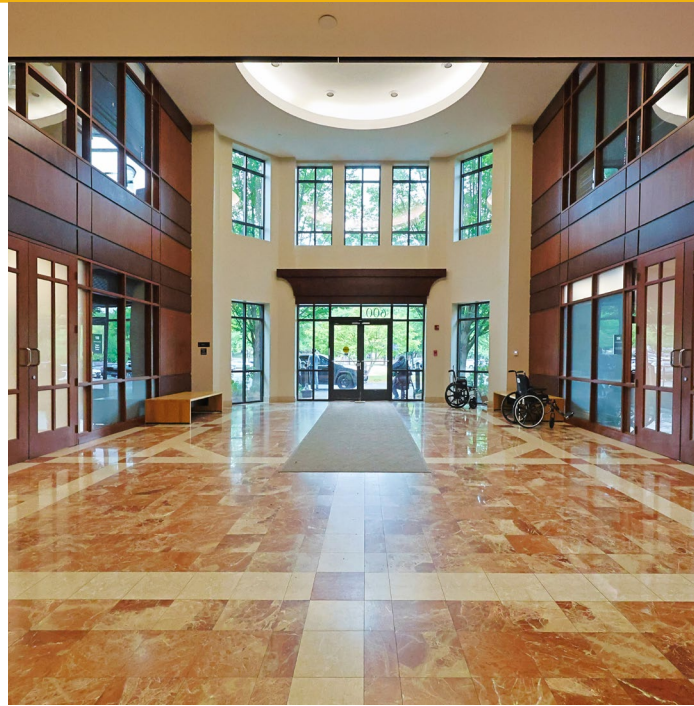
SALE PRICE:

NEGOTIABLE

INTERIOR PHOTOS



ADDITIONAL PHOTOS

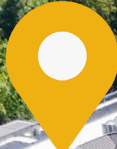


LOCAL BIRDSEYE



INTERSTATE
64

600 PETER JEFFERSON PKWY



ALTOVIEW
APARTMENTS

bonumose

SENTARA
Martha Jefferson Hospital

PETER JEFFERSON PKWY



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,148

29,543

96,514

DAYTIME POPULATION



8,246

47,526

132,794

AVERAGE HOUSEHOLD INCOME



\$131,344

\$125,107

\$116,957

NUMBER OF HOUSEHOLDS



1,730

14,265

39,925

MEDIAN AGE

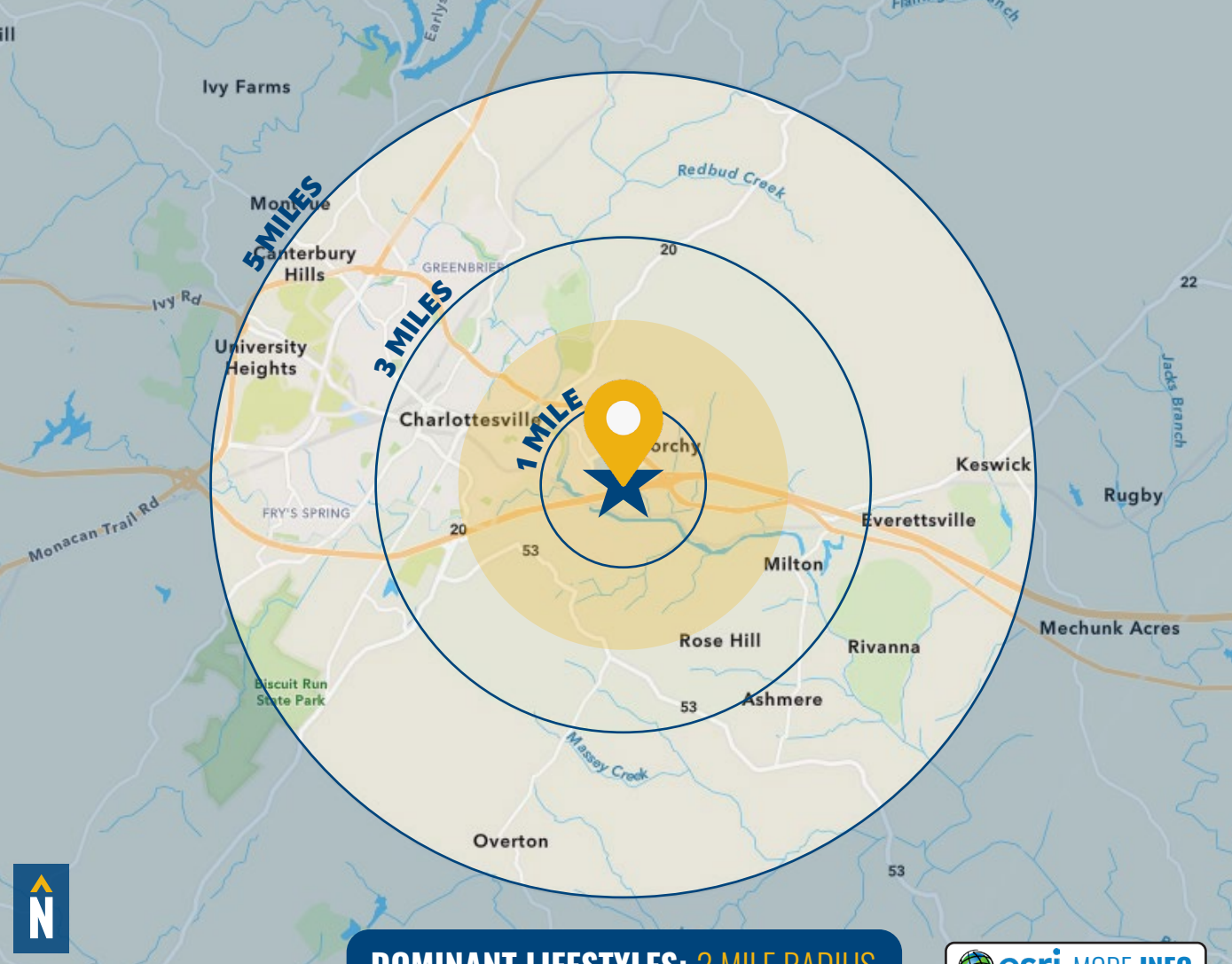


50.9

38.7

32.1

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

40% EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

19% 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.

14% 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.

FOR MORE INFO **CONTACT:**



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