



BLUE RIDGE BANK BUILDING

1807 SEMINOLE TRAIL | CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

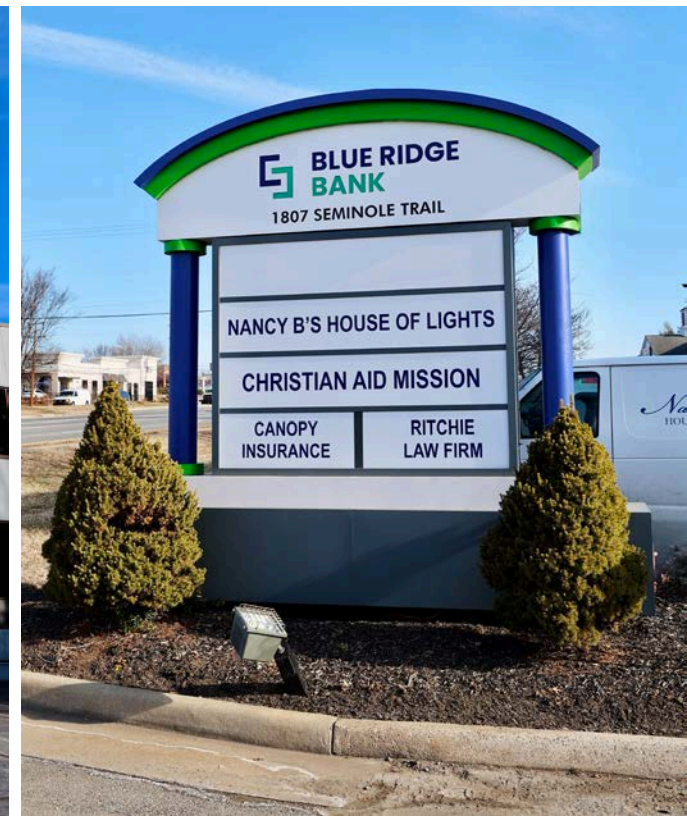
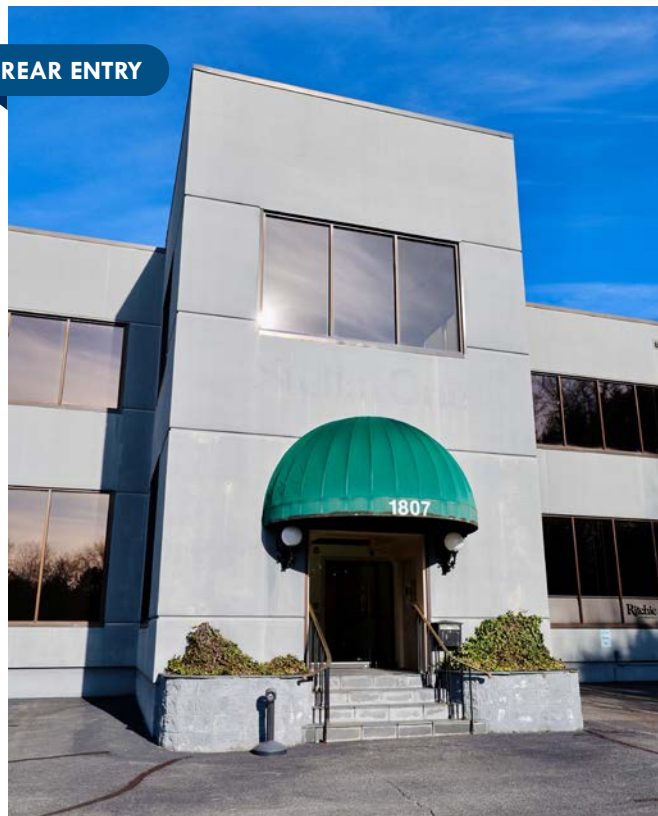
PROPERTY OVERVIEW

HIGHLIGHTS:

- 10,621 SF \pm 2nd floor Class A office space now available
- Great ceiling height; abundant natural light
- Elevator access
- Ample on-site surface parking
- High visibility location along US Route 29/ Seminole Trail (major retail traffic area)
- Exterior pylon/monument signage available
- Close proximity to the Charlottesville Airport (CHO), UVA Research Park, North Fork (a UVA Discovery Park), U.S. Army's National Ground Intelligence Center and Defense Intelligence Agency, the Downtown Charlottesville Mall and The University of Virginia



REAR ENTRY



AVAILABLE:	10,621 SF \pm
	SUITE 200: 6,221 SF \pm
	SUITE 202: 4,400 SF \pm
PARKING:	105 SPACES (3.50/1,000 SF)

SITE PLAN



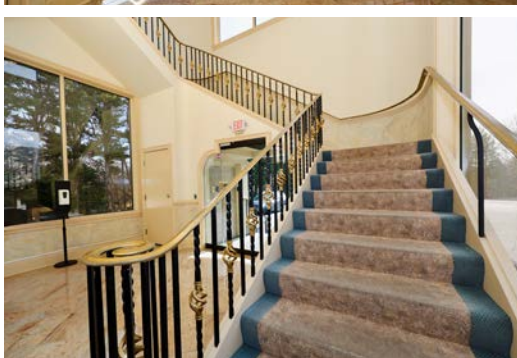
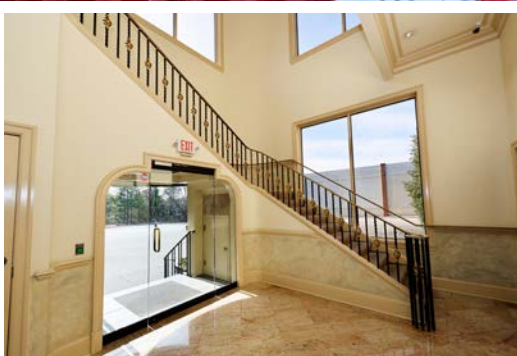
GOOGLE STREET VIEW



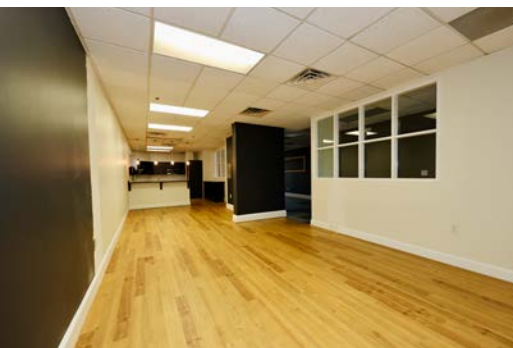
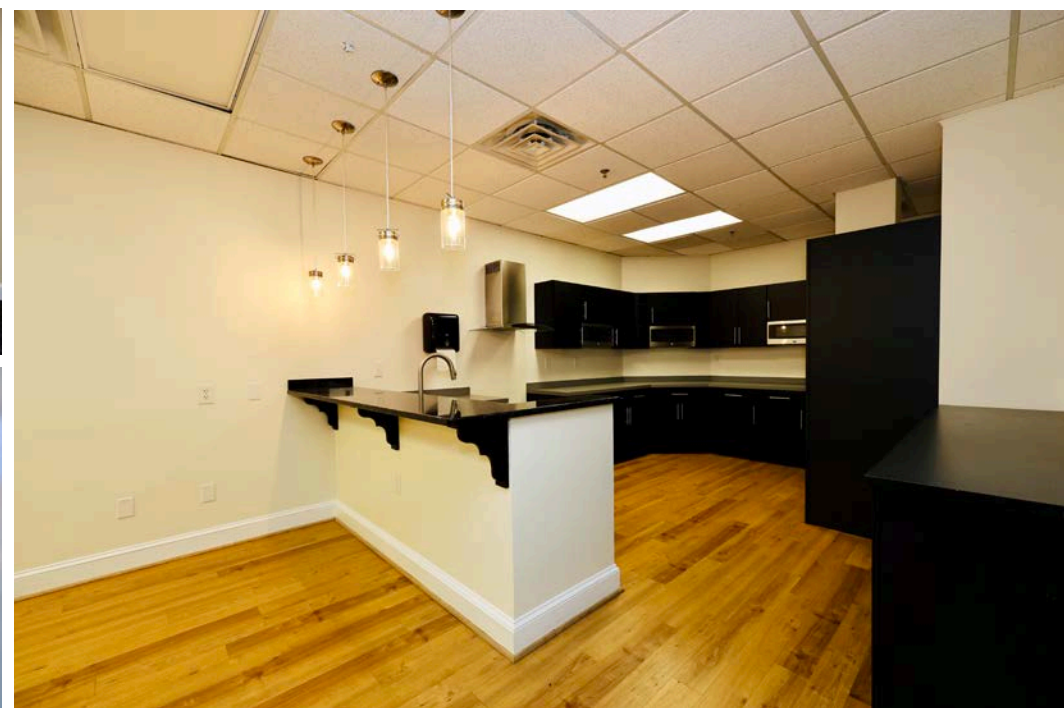
2ND FLOOR PLAN



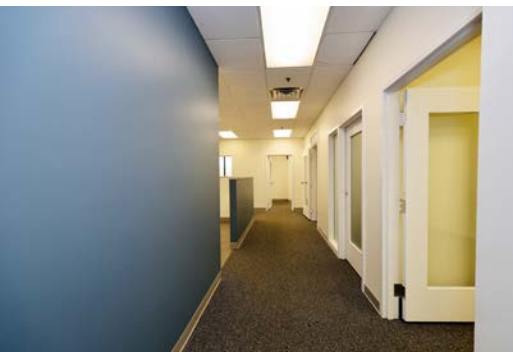
ADDITIONAL PHOTOS



INTERIOR PHOTOS: SUITE 200



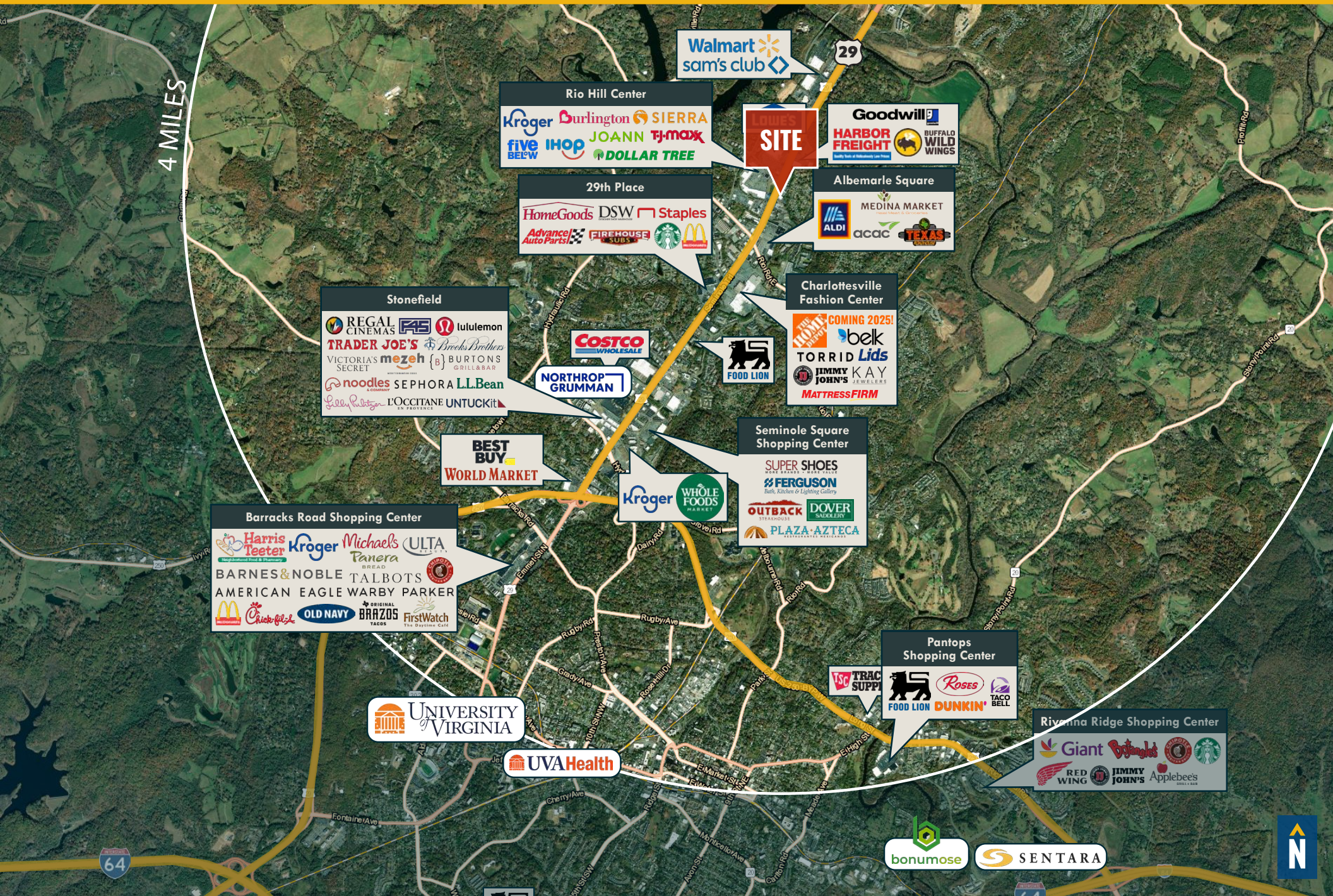
INTERIOR PHOTOS: SUITE 202



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,652

36,146

96,469

DAYTIME POPULATION



11,464

38,242

136,297

AVERAGE HOUSEHOLD INCOME



\$108,955

\$127,696

\$121,505

NUMBER OF HOUSEHOLDS



2,345

15,400

39,172

MEDIAN AGE



40.6

39.2

23.8

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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