

FOR SALE/LEASE

LANDMARK HQ OFFICE BUILDING & 2.3 AC DEVELOPMENT SITE
2000 Holiday Dr | Charlottesville, VA 22903



S.L. NUSBAUM
REALTY CO.



DOUGLAS O. TICE, III, CCIM

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

| | |
|---------------------------|----------------------|
| Sale Price/Lease Rate: | Contact Agent |
| Total Lot Size: | 3.87 Acres |
| Office Building/Lot Size: | 27,000 SF/±1.5 Acres |
| Parking Spaces: | 69 |
| Vacant Lot Size: | 2.3 Acres |
| Zoning: | NX-10 Node Mixed Use |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Population | 11,282 | 78,939 | 106,014 |
| Total Households | 4,960 | 31,969 | 43,141 |
| Average HH Income | \$108,899 | \$110,039 | \$119,406 |

PROPERTY OVERVIEW

S. L. Nusbaum is pleased to offer this Classic Jeffersonian office building updated to modern standards and a rare 2.3 acre development site adjacent to the signalized intersection of the Rt 250 Bypass and Hydraulic Road in the City of Charlottesville, offering exceptional visibility from the Rt 250 Bypass (23,000 VPD)

PROPERTY HIGHLIGHTS

- Convenient location with immediate access from US Rt 29 at the Rt 250 Bypass, via Holiday Drive.
- Flexible layout is ideal for a modern, growing organization.
- 2.3-acre parcel features public utilities at the site.
- The NX-10 zoning allows a variety of commercial and mixed uses including up to 10 stories with no density limit.

ADDITIONAL PHOTOS

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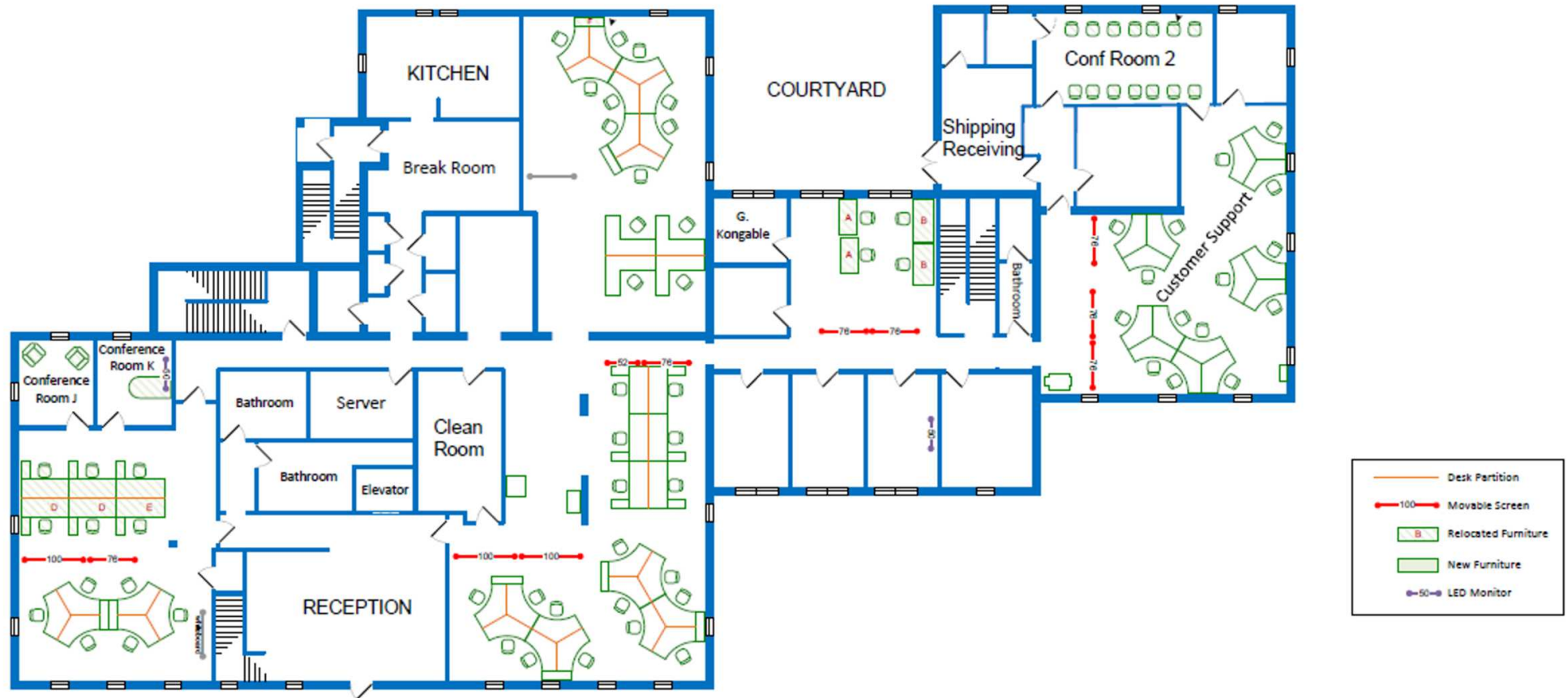


AS-BUILT PLAN - 1ST FLOOR

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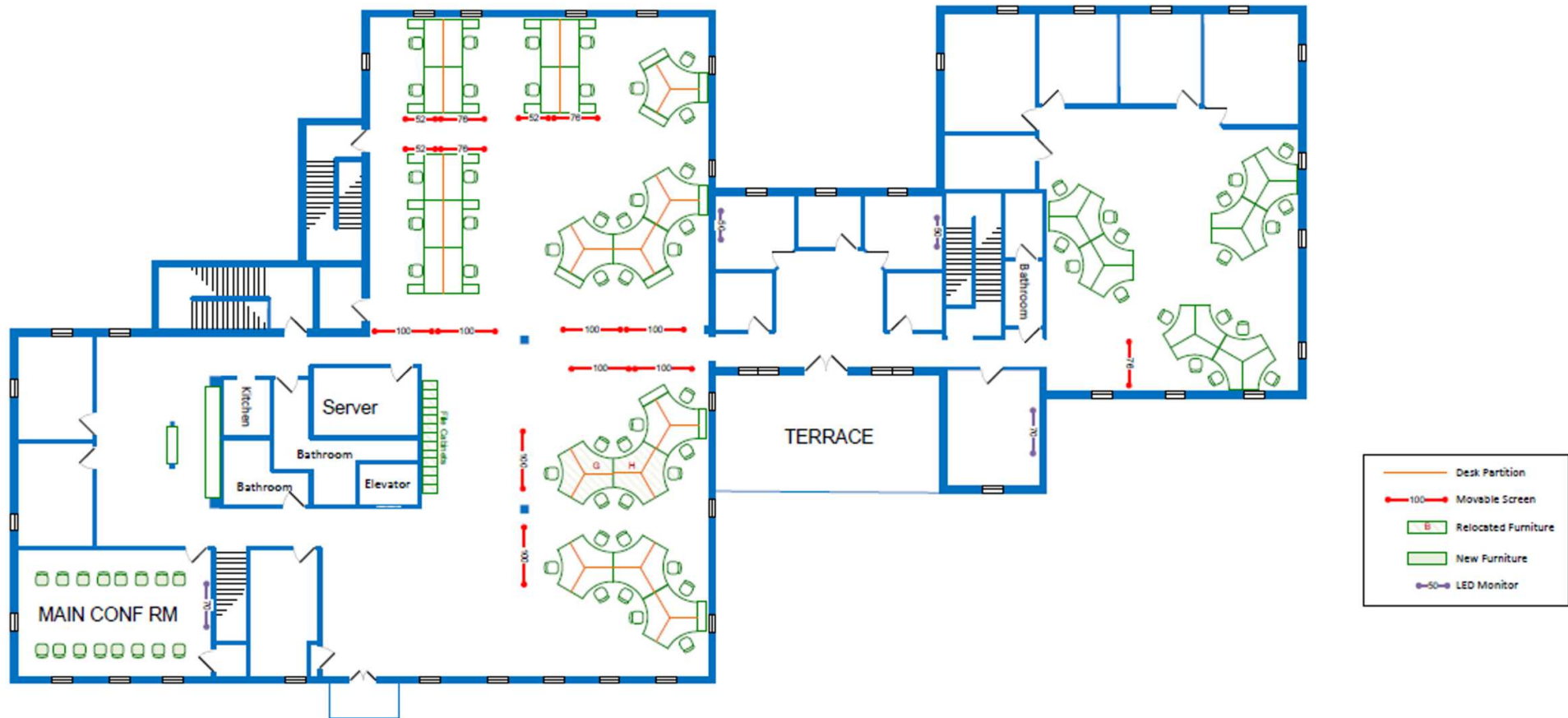


AS-BUILT PLAN - 2ND FLOOR

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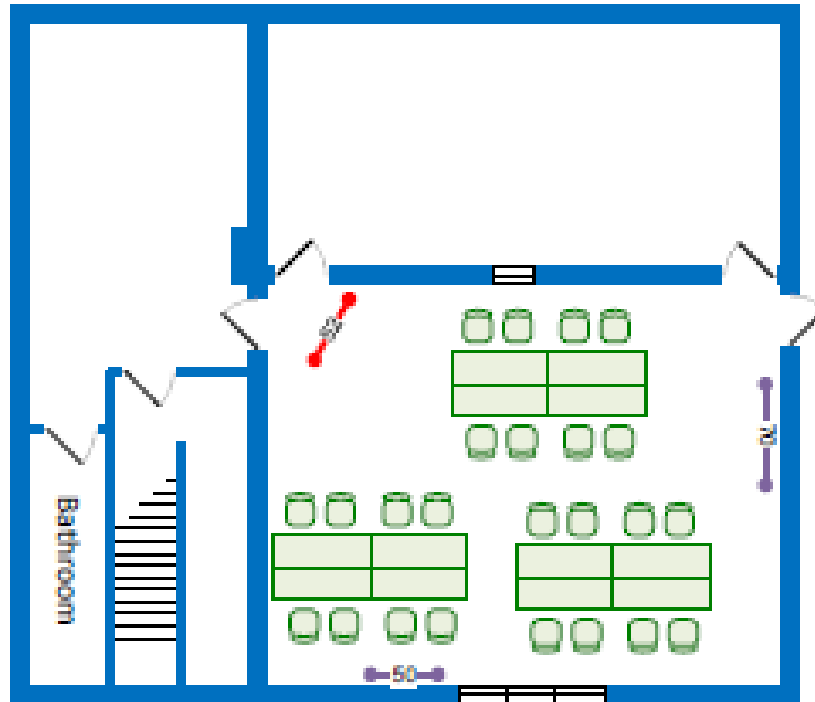


AS-BUILT PLAN - LOWER LEVEL

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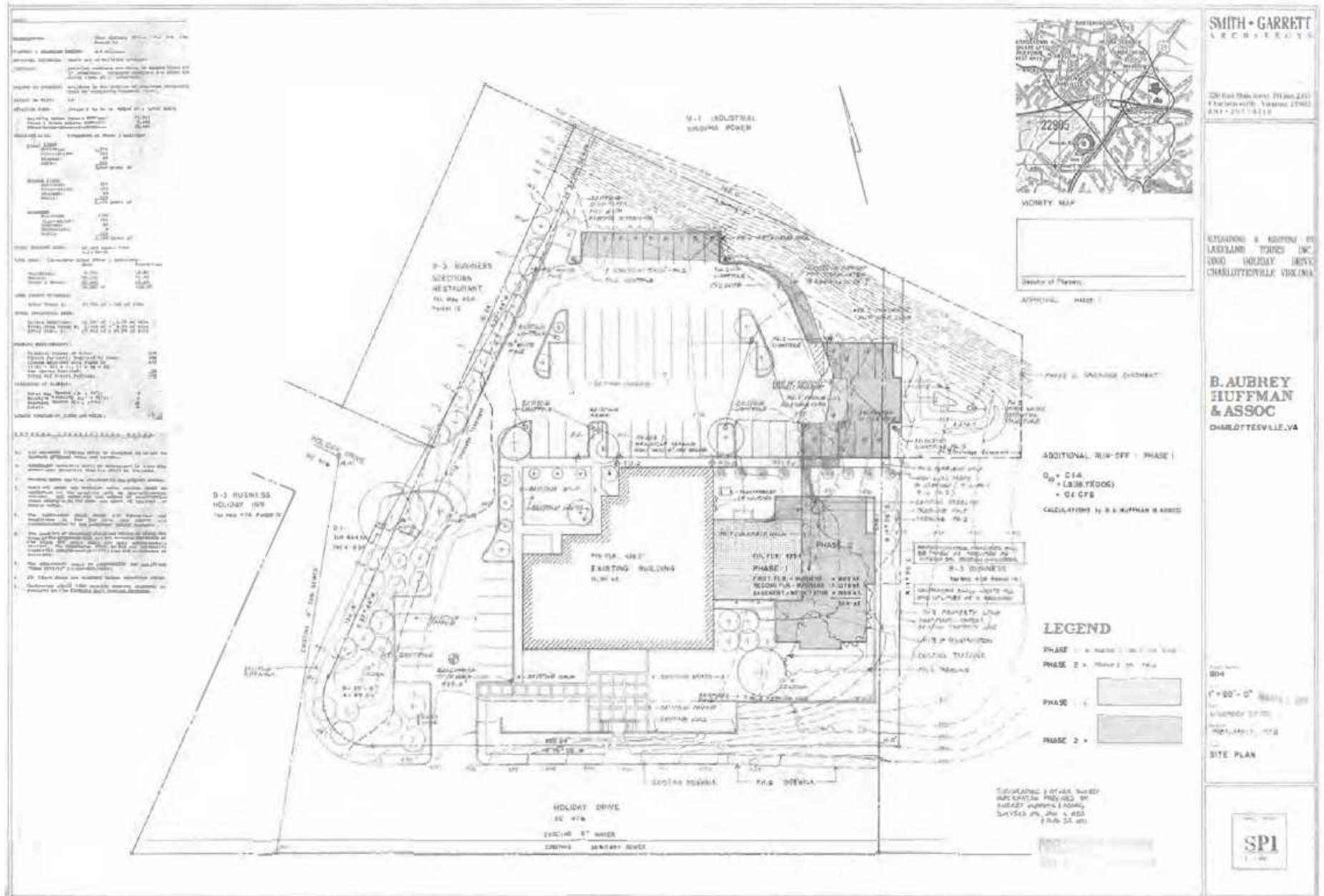


SITE PLAN

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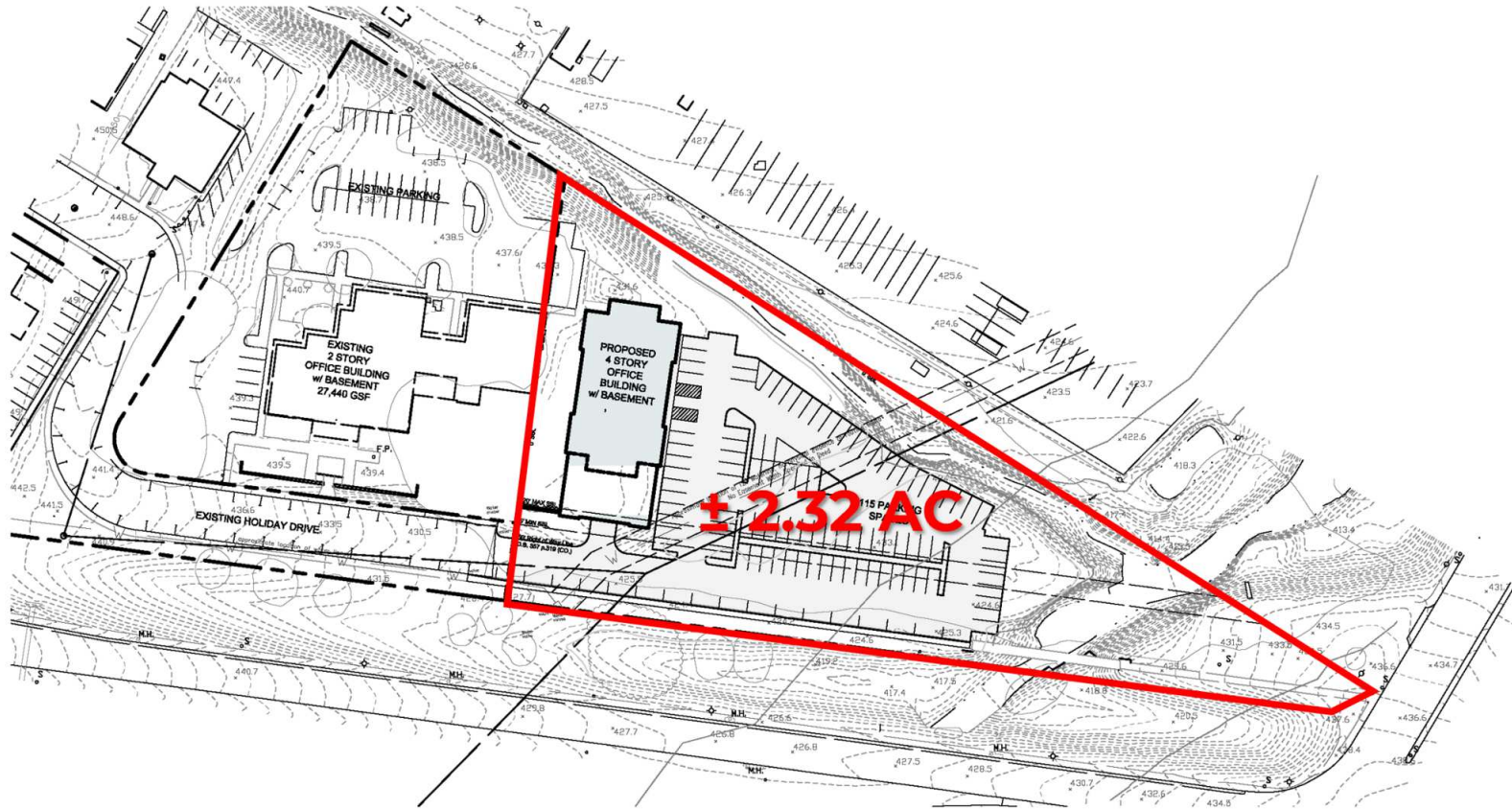


CONCEPT PLAN

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SITE DIAGRAM

1:80



Blue Springs

DEVELOPMENT

258 Blue Springs Lane,
Charlottesville, Va 22903
Telephone (434) 973-0662

WASSENAAR
+ WINKLER
ARCHITECTURE - PLANNING

MIS PROPERTY LLC
Holiday Drive
Charlottesville, Virginia 22901

March 07, 2014

TRADE AREA

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CHARLOTTESVILLE ACCOLADES

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CONTACT INFORMATION

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