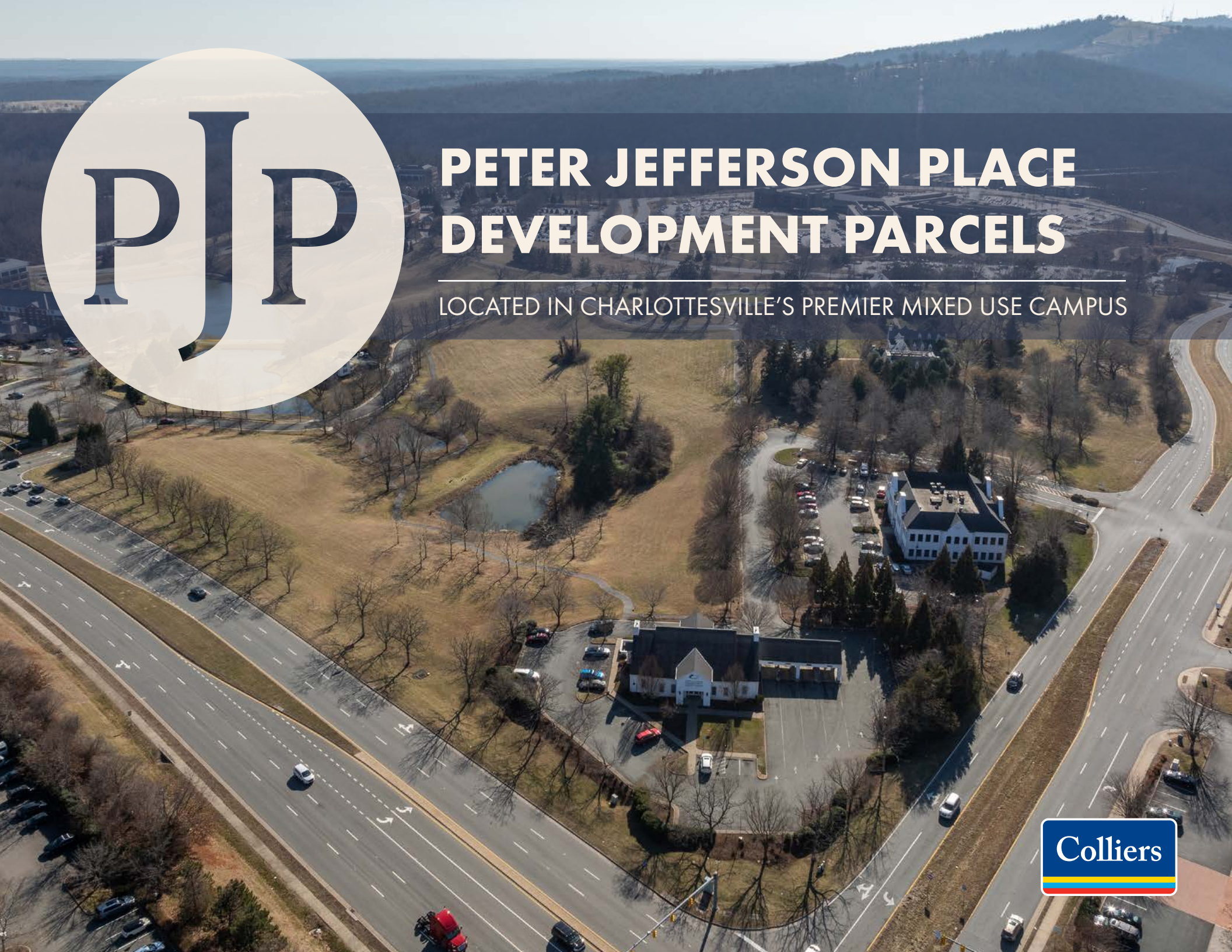




# PETER JEFFERSON PLACE DEVELOPMENT PARCELS

LOCATED IN CHARLOTTESVILLE'S PREMIER MIXED USE CAMPUS





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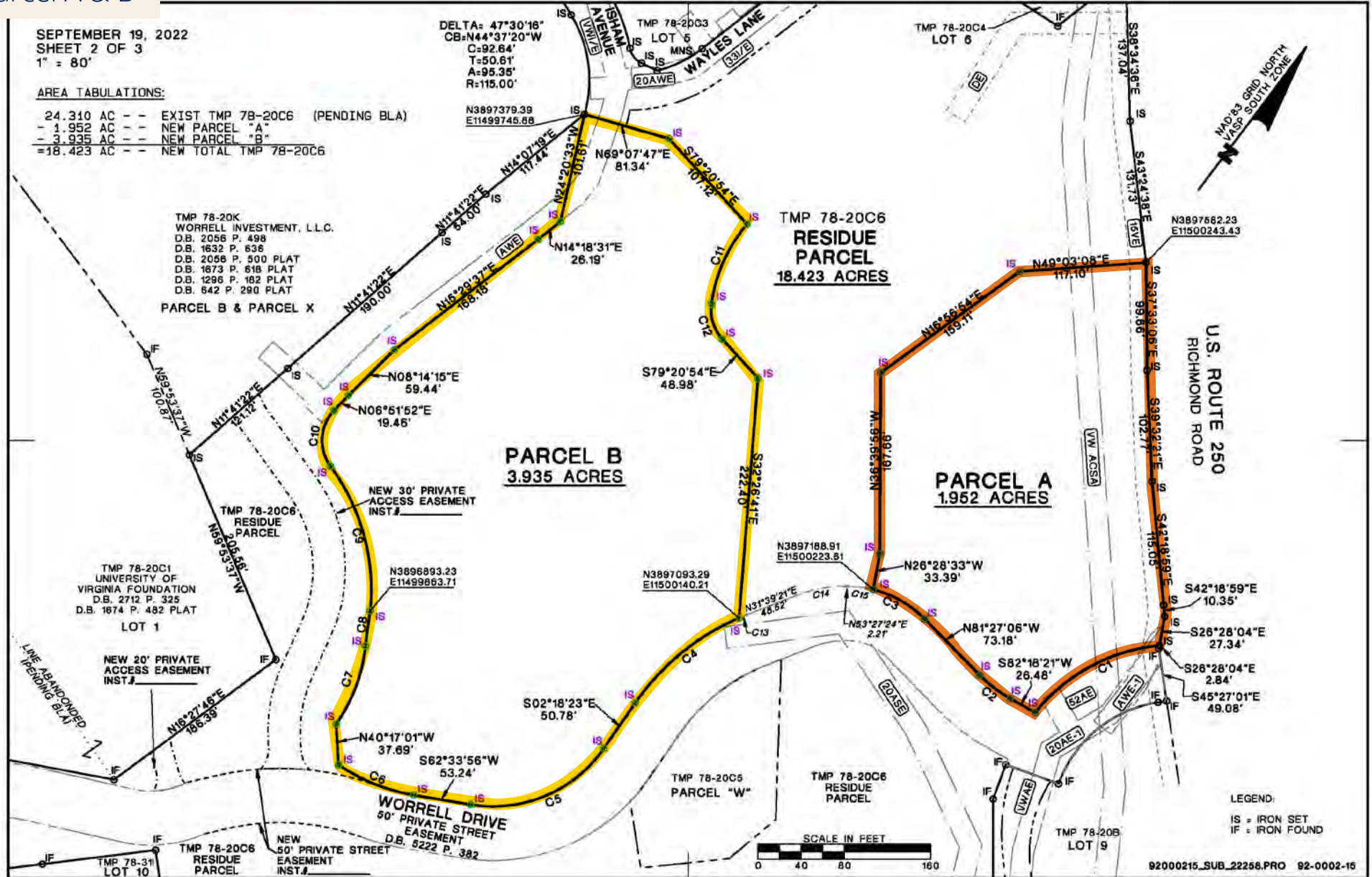
## Executive Summary

Colliers Charlottesville is pleased to present the Peter Jefferson Place Development Parcels for sale. The two subject sites, Parcels A and B, are the last two remaining development parcels in the PJP campus, and are zoned PDMC which is a commercial district allowing for a wide variety of uses. Parcel A fronts on Route 250 and consists of approximately 1.95 acres. Parcel B is a prominent, elevated site consisting of 3.94 acres. Both parcels are substantially cleared and have convenient access from the lighted intersection at the corner of Route 250 (aka Richmond Road) and Worrell Drive, and the lighted intersection of State Farm Boulevard and Route 250 leading to Isham Avenue

Peter Jefferson Place is a dynamic mixed-use campus environment located at the crossroads of Interstate 64 and the Route 250 Bypass (Richmond Road) within close proximity of downtown Charlottesville and the Grounds of the University of Virginia. The park's occupants benefit from unrivaled natural beauty including lakes and walking trails, a market-leading hospital, Hilton Garden Inn, a new multi-family residential community, art museum, and an ACAC Wellness & Fitness Center.

# Site Survey

## Parcel A & B



# Parcel A

## Property Highlights

- Exceptional frontage on Route 250
- Excellent visibility
- Substantially cleared
- Convenient access from the lighted intersection at the corner of Route 250 (aka Richmond Road) and Worrell Drive
- Benefits from existing roadway infrastructure within park

## Conceptual Site Plan



## Offering Summary

Offering Price: \$1,295,000

Product Type: Land

Parcel A: US Route 250

Land Area: 1.95 acres\*

Zoning: PDMC

Road Frontage  
Route 250: 358 feet

(\*Parcel A building size is limited to 15,000 SF building)

# Parcel A

Aerial Facing East



# Parcel A

Aerial Facing West



# Parcel B

## Property Highlights

- Prominent, elevated site
- Substantially cleared
- Convenient access from the lighted intersection of State Farm Boulevard and Route 250 leading to Isham Avenue
- Benefits from existing roadway infrastructure within park

## Conceptual Site Plan



## Offering Summary

Offering Price: \$1,885,000

Product Type: Land

Parcel A: US Route 250

Land Area: 3.94 acres\*

Zoning: PDMC

(\*Parcel B building size is limited to 30,000 SF building)



# Parcel B

Aerial Facing South



# Parcel B

Aerial Facing North



# Peter Jefferson Place

## CLASS A CAMPUS AMENITIES IN A UNIQUE NATURAL SETTING

Peter Jefferson Place is a dynamic mixed-use campus environment located at the crossroads of Interstate 64 and the Route 250 Bypass (Richmond Road) within close proximity of downtown Charlottesville and the Grounds of the University of Virginia. The park's occupants benefit from unrivaled natural beauty including lakes and walking trails, a market-leading hospital, Hilton Garden Inn, a new multi-family residential community, art museum, and an ACAC Wellness & Fitness Center.



ON-CAMPUS HOSPITAL,  
HOTEL, &  
MULTI-FAMILY



WALKING  
TRAILS



ART MUSEUM &  
WELLNESS CENTER



AMPLE ON-SITE  
PARKING



ALTOVIEW APARTMENTS



# Sentara Hospital



## ADJACENT TO LEADING REGIONAL SENTARA HOSPITAL

Founded in 1903 by local physicians and named “as the most beautiful hospital in the country” by Soliant Health, Martha Jefferson Hospital in Charlottesville, VA part of Sentara Healthcare, has a rich history and its facility made it a modern beacon of healthcare services. With a commitment to delivering a distinctive combination of cutting-edge technology along with the promise of personalized care tailored to the needs of each individual patient, Sentara Martha Jefferson Hospital has 176 licensed beds featuring all patient-friendly private rooms. The hospital owns 10 primary care and three specialty practices.

**#10 REGIONALLY RANKED AS BEST REGIONAL HOSPITALS**  
by US News

**BLUE DISTINCTION® CENTER+ FOR BARIATRIC SURGERY  
DESIGNATION**

The Centers for Medicare and Medicaid Services (CMS)  
**AWARDS A 5-STAR RATING.**

National Accreditations Program for Breast Centers (NAPBC)  
**AWARDED THREE-YEAR ACCREDITATIONS**

**PARTNER FOR CHANGE AWARD**  
from Practice Greenhealth

Achieves Magnet® Recognition  
**FOR NURSING EXCELLENCE**

“It is our aim to make this institution a blessing to this community.”

— Dr. J. Hamilton Browning, 1906  
A Martha Jefferson Hospital founder

### MAJOR SERVICES INCLUDE

- Cancer Care Center
- Digestive Care Center
- Cardiology Care Center
- Orthopedics including Spine Surgery & Joint Replacement Surgery
- Bariatric Surgery
- Neurosciences
- Sleep Medicine Center
- Stroke Care Center
- Thoracic Surgery
- Vascular Medicine and Surgery
- Women’s Health Center



# PJP Campus & Surrounding Area

BLUE RIDGE MOUNTAINS | SHENANDOAH NATIONAL PARK



DOWNTOWN  
CHARLOTTESVILLE

250

PANTOPS  
SHOPPING CENTER



CARRIAGE HILL  
APARTMENTS  
304 Units



250

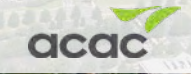
SENTARA  
MARTHA JEFFERSON  
CAMPUS

KLUGE-RUHE ABORIGINAL  
ART COLLECTION  
OF THE UNIVERSITY OF VIRGINIA

Westminster Canterbury  
OF THE BLUE RIDGE

ALTOVIEW  
APARTMENTS  
250 Units

PJP V



Hilton  
Garden Inn

PJP III

PJP I

PJP II

PJP VI



42,417 VPD

PJP VII

250

39,281 VPD

# 2023 Demographics

	5 miles	15 miles	30 miles
<b>Population</b>	100,632	189,849	356,586
<b>Daytime Population</b>	134,609	204,828	356,949
<b>Households</b>	41,236	75,404	142,969
<b>Average Household Income</b>	\$115,309	\$128,191	\$110,952

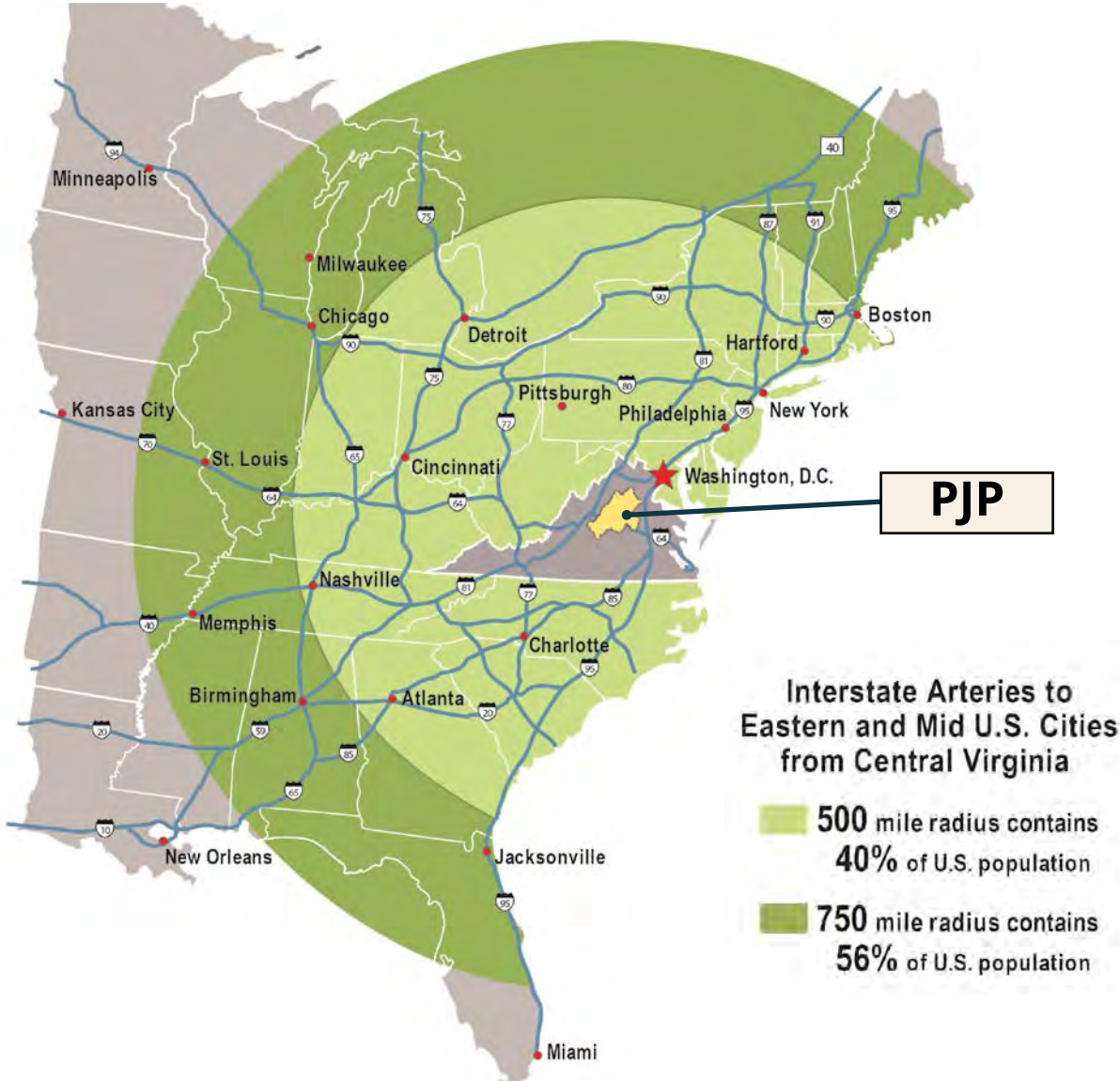
Detailed demographics available upon request



# Why Charlottesville

## Strategic Location

Charlottesville offers a central Virginia location within 1 hour of Richmond, Virginia and 2 hours of Washington, D.C. Midway between Boston and Atlanta, 40% of the U.S. population is within a 500-mile radius including both of those cities as well as New York, Philadelphia, Charlotte, and Nashville.



No. 5

**TOP 100 PLACES TO LIVE**

LIVABILITY, 2021

No.25

**BEST NATIONAL UNIVERSITY (UVA)**

US NEWS & WORLD REPORT, 2022

No. 12

**BEST SMALL PLACES FOR BUSINESS & CAREERS**

FORBES, 2019

No. 3

**TOP 5 HAPPIEST CITIES IN THE US**

NATIONAL GEOGRAPHIC, 2017

**TOP MEDIUM TOWN**

**TOP ADVENTURE TOWN**

BLUE RIDGE OUTDOORS, 2020



Colliers

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