

**NEW MIXED-USE
DEVELOPMENT**

THREE NOTCH'D CENTER



5375 THREE NOTCH'D ROAD
CROZET, VIRGINIA 22932



**FOR
LEASE**



VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.

PROPERTY HIGHLIGHTS

New Development – Delivering Q4 2026

- » Planned 21,405 SF mixed-use building over two stories
- » Flexible design for office and retail users
- » Projected to break ground in late Q4 2025
- » Ample surface lot parking spaces

Strategic Crozet Location

- » Prominent frontage on Three Notch'd Road, a primary corridor in Crozet
- » High visibility with strong local and regional traffic exposure
- » Situated in the heart of Crozet's designated growth area

Regional Connectivity

- » Key route for travelers between Crozet, Western Albemarle County, and the Blue Ridge Mountains
- » Excellent exposure to both local residents and destination-bound traffic

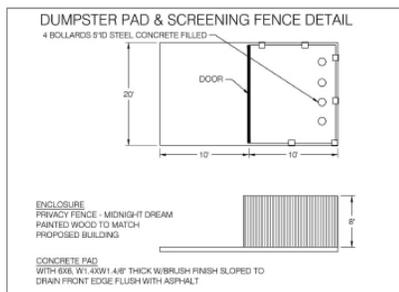
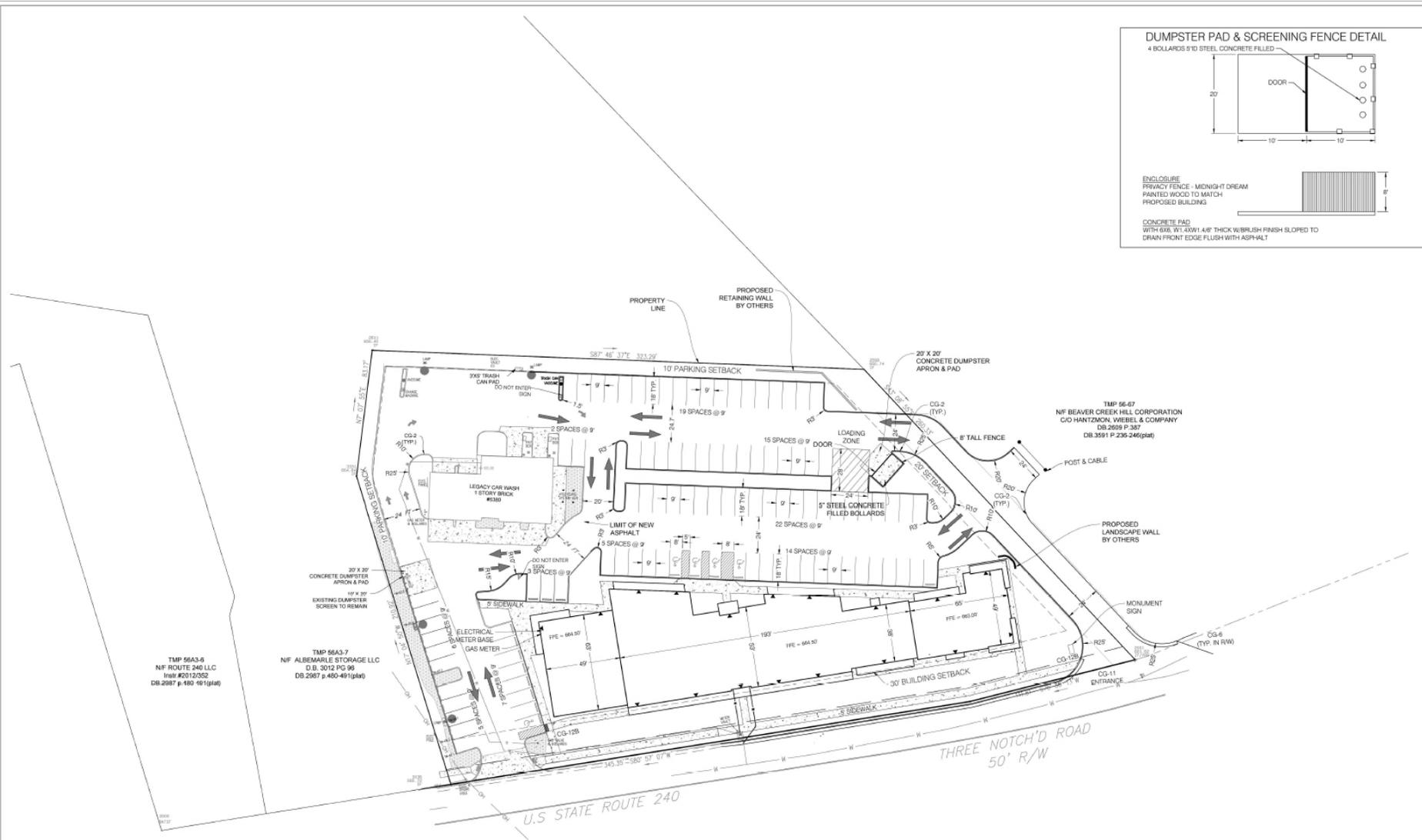
Ideal for Mixed-Use Tenancy

- » Designed to support a balanced mix of professional office and retail tenants
- » Thoughtfully designed mixed-use layout offering retail storefronts and adaptable office space to suit a diverse range of businesses



AVAILABLE:	21,405 SF ± MIXED-USE BUILDING (DELIVERING Q4 2026)
LOT SIZE:	2.32 ACRES ±
RENTAL RATE:	NEGOTIABLE

SITE PLAN



TMP 56A3-6
 N/F ROUTE 240 LLC
 Invt #2012/252
 DB 2967 p.452-457 (p/ut)

TMP 56A3-7
 N/F ALBERMARLE STORAGE LLC
 D.B. 3012 PG 96
 DB 2967 p.450-491 (p/ut)

TMP 56-67
 N/F BEAVER CREEK HILL CORPORATION
 C/O HANTZMAK, WEBER & COMPANY
 DB 2958 P.387
 DB 3591 P.235-246 (p/ut)

- NOTES / SCOPE FOR THIS PLAN.
1. ALL UTILITIES SERVING ALL THREE (3) BUILDINGS ARE TO BE PLACED UNDERGROUND.
 2. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES THE ROUTING, CONDUIT REQUIREMENTS, AND METER BASE LOCATIONS FOR GAS, TELEPHONE, ELECTRICAL CABLE. CONTRACTOR TO COORDINATE BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS.
 3. THE LANDSCAPE WALL WILL BE CONSTRUCTED OF A BLOCK MATERIAL IN A MEDIUM OR DARK EARTH TONE THAT COORDINATES WITH THE MATERIALS OF THE BUILDING.

SDP 2024-36
 12/12/24
APPROVED



ROUDABUSH, GALE & ASSOC., INC.
 A PROFESSIONAL CORPORATION
 SERVING VIRGINIA SINCE 1956
 CHARLOTTEVILLE, VA 22902
 PHONE 688-877-0000
 WWW.ROUDABUSH.COM

NO.	DATE	BY	DESCRIPTION
1	1/26/24	DEB	COUNTY COMMENTS
2	10/08/24	DEB	COUNTY COMMENTS
3	10/10/24	DEB	COUNTY COMMENTS
4	11/15/24	DEB	COUNTY COMMENTS
5	11/15/24	DEB	COUNTY COMMENTS

PREPARED BY: JHR
 CHECKED BY: LDC
 PRODUCTION: DP



THREE NOTCH'D CENTER
 ALBERMARLE COUNTY, VIRGINIA
 TAX MAP 56A3, PARCEL 9
 FINAL PHASE - DIMENSION PLAN

DATE:	17 OCT 2024
SCALE:	1"=30'
SDP:	2024000074
FILE:	23-2844
SHEET:	11 OF 18

BIRDSEYE

**CURRENTLY OPERATIONAL
CAR WASH**

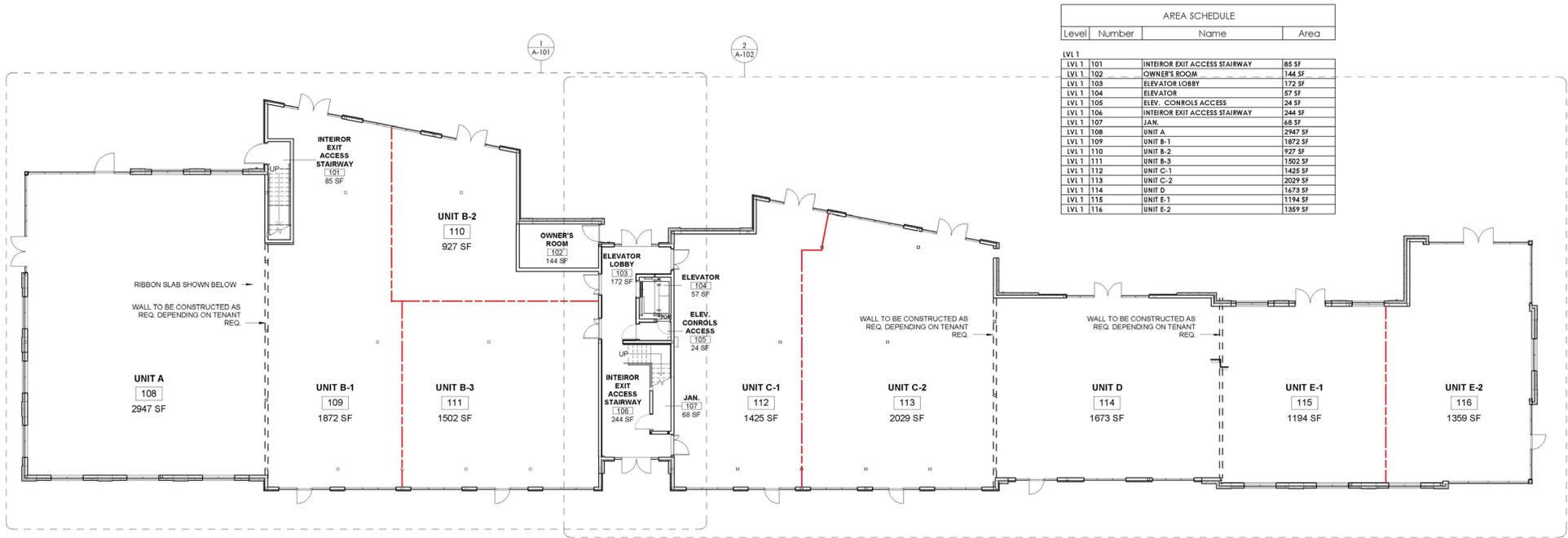
**COMING SOON
21,405 SF (2 STORIES)**

THREE NOTCH'D RD

240



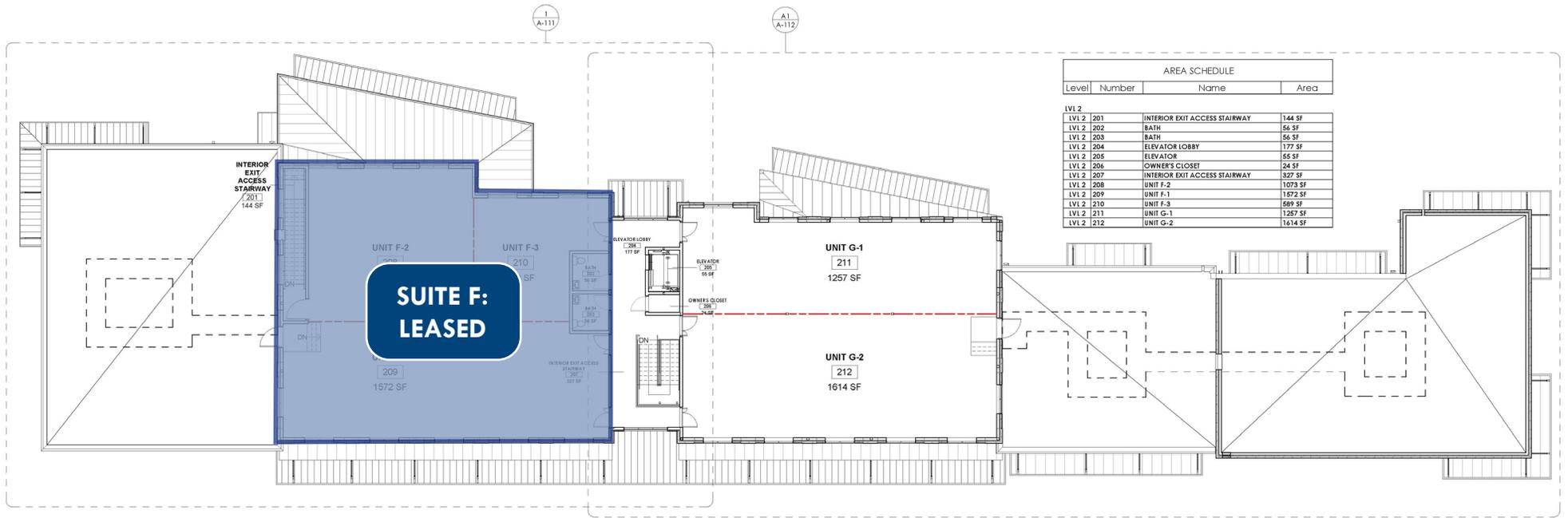
FLOOR PLAN - 1ST FLOOR



1 LEVEL 1
CS-102 3/32" = 1'-0"

← THREE NOTCH'D RD →

FLOOR PLAN - 2ND FLOOR



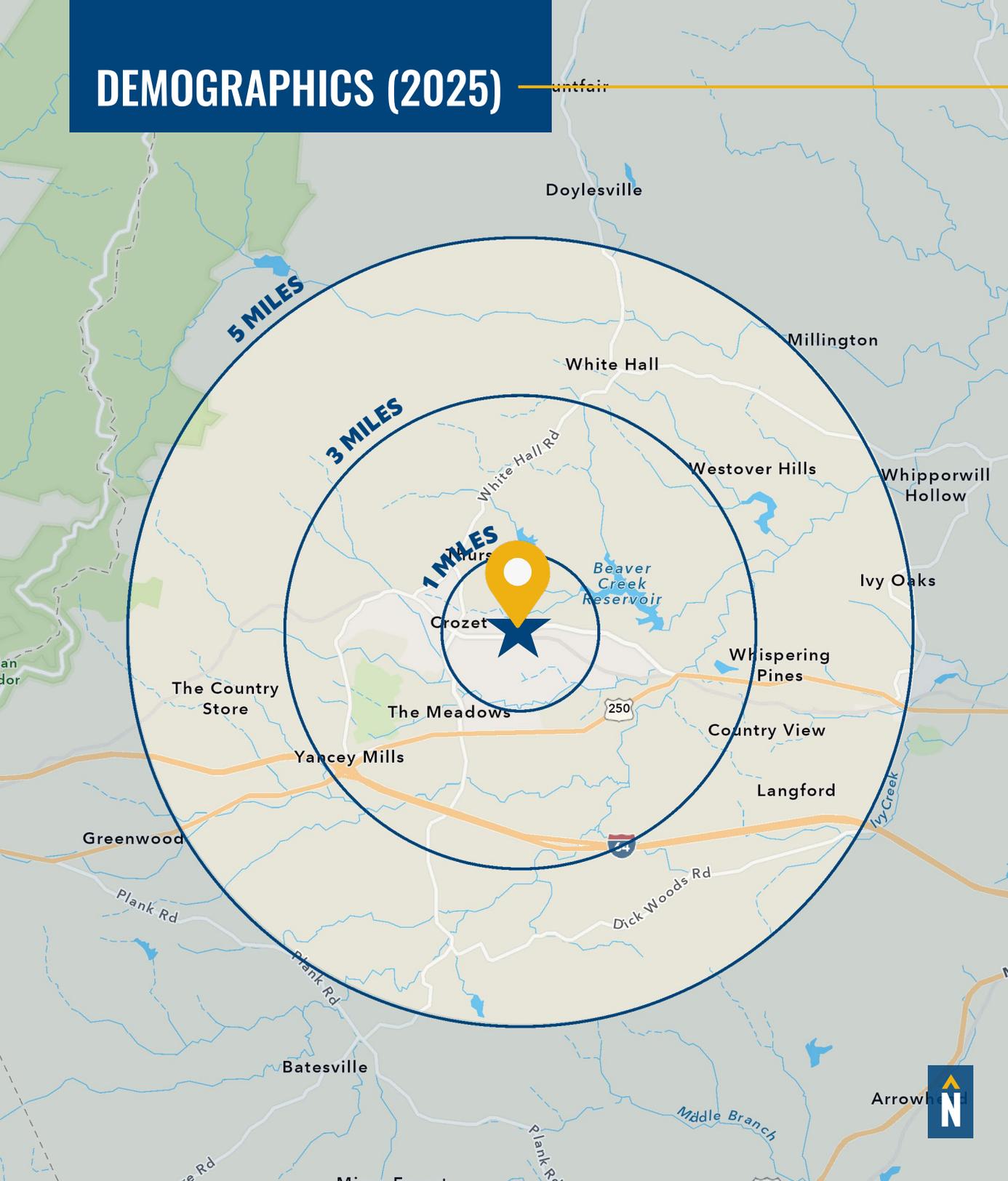
2 LEVEL 2
CS-102 3/32" = 1'-0"

← THREE NOTCH'D RD →

BUILDING RENDERINGS



DEMOGRAPHICS (2025)



RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,355

6,691

9,094

DAYTIME POPULATION



3,585

10,463

14,034

AVERAGE HOUSEHOLD INCOME



\$157,026

\$162,683

\$168,682

NUMBER OF HOUSEHOLDS



1,698

5,039

6,943

MEDIAN AGE



39.8

42.0

43.0

FULL DEMOS
REPORT

esri
MORE INFO

MARKET AERIAL



Brinnington

Millington

White Hall

10 MILES

Westover Hills

Whipporwill Hollow

South Fork Rivanna River Reservoir

Ivy Farms

Thurston

SITE

Beaver Creek Reservoir

Ivy Oaks

Crozet

Central Crozet
crozet market
the vue
CROZET PIZZA
SMOKED
UNIVERSITY TREE & OUTDOOR CENTERS
Candy Shack

Whispering Pines

GREENCROFT

Farmington

Stonefield
REGAL CINEMAS
TRADER JOE'S
Victoria's Secret
noodles
SEPHORA
L.L.Bean
L'Occitane
UNTKIT

OLD TRAIL

Country View

Harris Teeter
TRUIST
SUBWAY
CARDINAL HOME CENTER

Barracks Road Shopping Center
Harris Teeter
Kroger
Michael's
ULTA
Panera Bread
BARNES & NOBLE
TALBOTS
AMERICAN EAGLE
WARBY PARKER
McDonald's
Chick-fil-A
OLD NAVY
BRAZOS
First Watch

The Clubs

Langford

University Heights

UNIVERSITY OF VIRGINIA

UVA Health

64

64

Charlottesville

RAGGED BRANCH DISTILLERY

Fifth Street Station
Wegmans
ALAMO
DICK'S
PET SMART
HAVERTYS
Sally Beauty
Marshalls
All CarBoN
Timberwood Tap House
DOLLAR TREE

29

Monacan Trail Rd

Fry's Spring

Batesville

Arrowhead

Biscuit Run State Park



FOR MORE INFO CONTACT:



SAM ORR

EXECUTIVE VICE PRESIDENT

202.345.8394

SAM.ORR@mackenziecommercial.com



BRIAN THOMAS

REAL ESTATE ADVISOR

202.734.9726

BTHOMAS@mackenziecommercial.com



JOHN O'CONNELL

PRINCIPAL, O'CONNELL REALTY

434.906.6464

JOHNOC1082@gmail.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD

www.MACKENZIECOMMERCIAL.com



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