



1001 E MARKET ST., SUITES 100 & 101

THE RANDOLPH COMMERCIAL CONDO UNIT B

CHARLOTTESVILLE, VIRGINIA

Colliers

FOR MORE INFORMATION

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CONFIDENTIALITY & CONDITIONS

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Colliers International nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Colliers International, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Colliers International.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Colliers International.

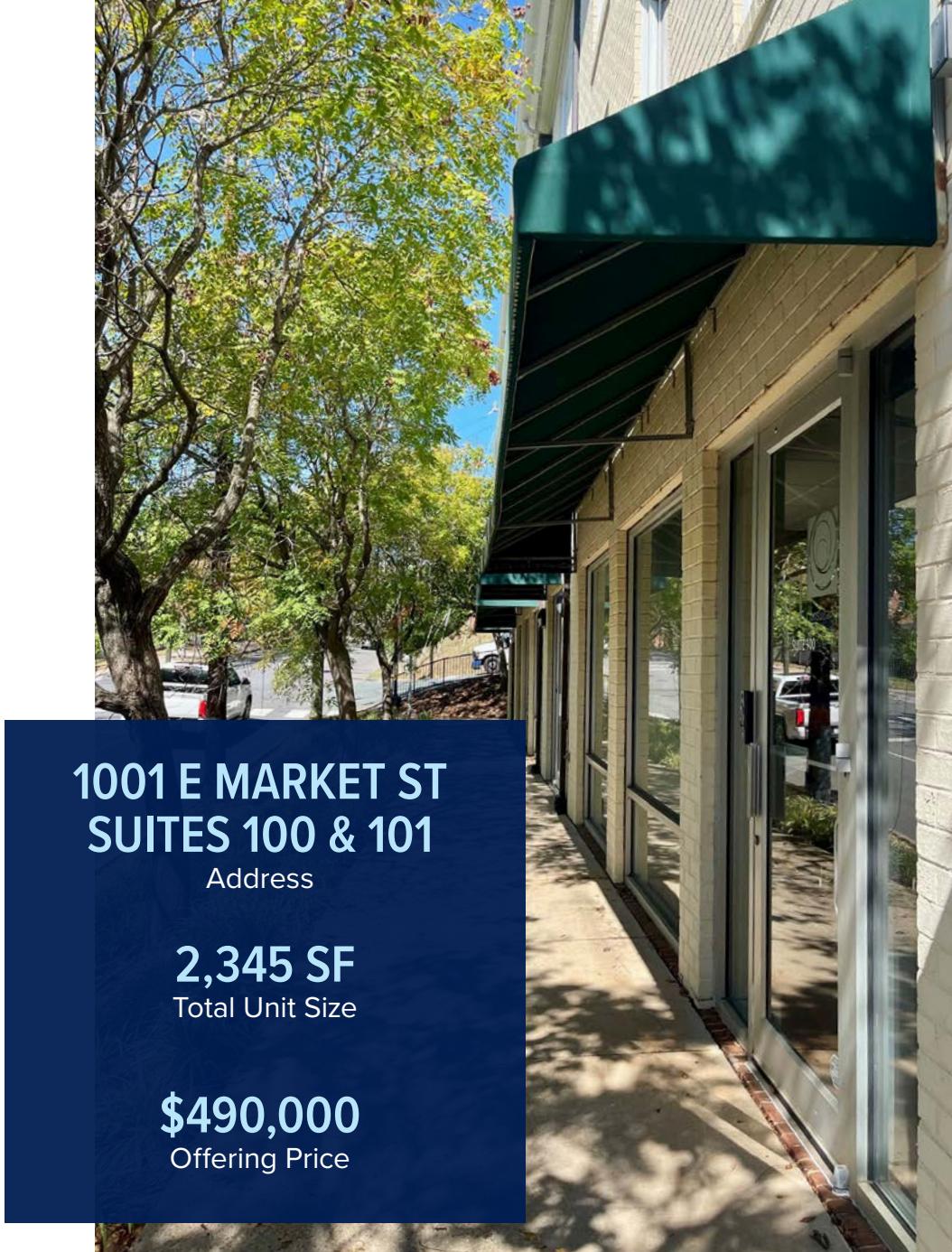
THE OFFERING

Colliers is pleased to present the opportunity to acquire a commercial condominium in the Randolph mixed-use property at the intersection of 10th and East Market Street in downtown Charlottesville. The condominium unit is divided into two separate commercial suites - one leased and the other available for occupancy - providing a great opportunity for both owner occupiers and investors.

ASSET DESCRIPTION:

Property Name	The Randolph Commercial Condo Unit B
Property Address	1001 E Market Street Suites 100 and 101 Charlottesville, Virginia
Tax map Parcel ID	540137B00
Zoning	CX-5
Unit Size	Unit 101: 921 SF (Available for Occupancy Jan. 1, 2026) Unit 100: 1,421 SF (Leased to GEI Consultants)
Parking	5 dedicated on-site parking spaces
Year Built / Renovated	Building constructed in 2008. Renovations and upgrades during the past 13 years under current ownership

Financials including Rent Roll and Income Statement available upon request.



PROPERTY HIGHLIGHTS

- Commercial office property investment, well-suited to both investors and owner occupiers
- Soon-to-be vacant suite 101 is a turnkey, furnished suite with functional layout including reception waiting room, conference room, kitchenette and up to 2 private offices
- Investors and Owner-occupiers benefit from strong in-place rental income from GEI Consultants, a stable, national engineering firm with multiple locations
- Building exteriors and interiors present nicely
- The well-maintained property with professionally run condo association provides for a low maintenance investment
- Convenient on-site parking, with additional parking available for rent in nearby lots.
- Strong downtown location is a short walk to the Downtown Mall
- Convenient at-grade entry
- Large storefront windows provide abundant natural light









LOCATION



CHARLOTTESVILLE: BUSINESS FRIENDLY COMMUNITY

- A well educated workforce including access to talent and resources at UVA
- A diverse and stable economy built around the University, medical services, financial services, clean energy, and life sciences
- Proximity to major U.S. markets
- A state-of-the-art telecommunications infrastructure with an extensive fiber optic network and digital switching capability
- Strategic location near Washington D.C. and Richmond
- Well developed transportation network that includes air, rail, and interstate highway options

2025 DEMOGRAPHICS

	1 miles	5 miles	10 miles
Population	13,126	99,671	135,854
Daytime Population	24,865	141,446	170,804
Households	6,505	41,246	55,241
Average Household Income	\$118,554	\$119,102	\$133,298

Detailed demographics available upon request



STRONG & EXCITING BUSINESS CLIMATE

Virginia is consistently ranked one of the best places to do business by CNBC (#1 2024) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

Charlottesville is strategically located just 40 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.

“#4 Top 50 best cities for entrepreneurs”



“10 hippest Mid-Sized Cities in America”



“Top 10 Best Places to Retire”



“Top five destinations in the country”



“One of the country’s favorite mountain towns”



“One of the happiest and healthiest”



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