

Charlottesville, VA Route 29 Prime 2.54 Acre Development Site

India Road | Charlottesville, VA

(540) 849-9020
www.trianglerealtors.net



PROPERTY HIGHLIGHTS

- Prime parcel by Whole Foods surrounded by major retailers
- Available by right for most uses including multi-family, retail, restaurant, self storage, office
- For multi-family, can do up to 10 stories by-right
- Central Virginia's top commercial corridor
- In Charlottesville, national and regional retailers consistently outpace their national averages in sales per square foot
- Charlottesville has a modern regional airport with direct flights to Chicago, New York, and Atlanta, as well as access to surrounding cities via I-64 and Rt 29
- Charlottesville was voted #2 Best College Town by Southern Living in 2020 and #5 in the Top 100 Best Places to Live in America by Livability in 2017
- UVA is rated the #4 Top Public University and the #7 US undergraduate business school with 34,250 students, faculty and staff
- Total UVA expenditures impact on local economy is approximately \$1 Billion
- See agent for details and pricing

TRADE AREA DEMOGRAPHICS (45 Minute Drive Time)

2024 Population 353,511
Projected 2029 Population 362,337
2024 Households 142,810
Projected 2029 Households 147,972
2024 Average Household Income \$112,633
Projected 2029 Avg. Household Income \$129,911

MORE INFORMATION

Triangle,
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Triangle Realtors
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Charlottesville, VA

Join Nearby Retailers:



TRADER JOE'S

Kroger

lululemon

POTTERY BARN

ORVIS

L.L.Bean

COSTCO WHOLESALE



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