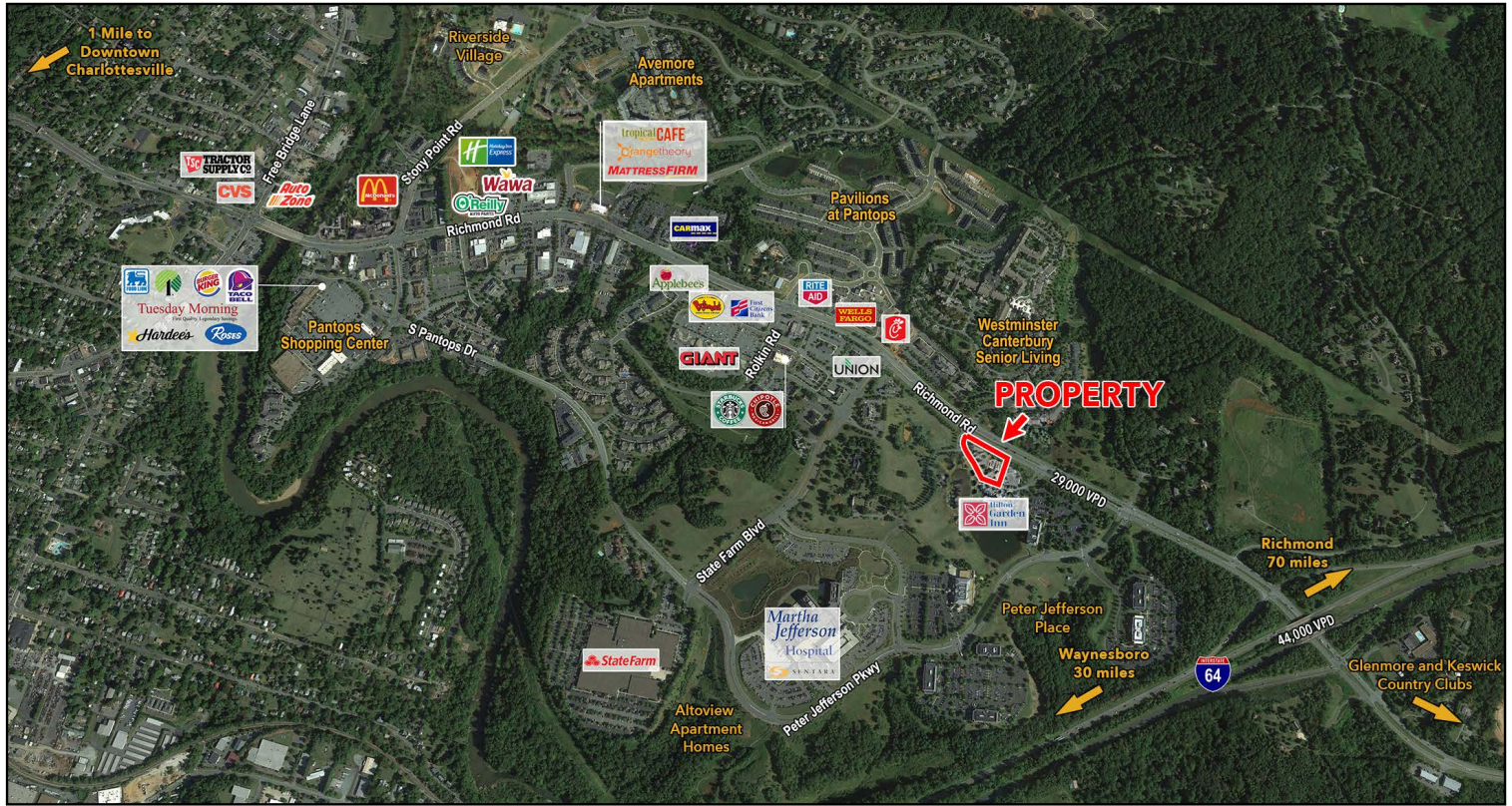


AVAILABLE FOR SALE OR LEASE: CHARLOTTESVILLE PRIME STAND-ALONE BUILDING ON 2 ACRES

1791 Richmond Rd. | Charlottesville, VA

(540) 849-9020
www.trianglerealtors.net



PROPERTY HIGHLIGHTS

- Potential medical office, restaurant, retail
- Adjacent traffic light
- Booming Rt. 250 Pantops Area
- Strategically located off Interstate 64, on US 250, a primary corridor providing access to historic Charlottesville and UVA
- #1 Best City to Live in America
- “Top 5 American Foodie Cities” - WineEnthusiast Magazine
- Close to \$305 Million Martha Jefferson Hospital that was ranked #1 Most Beautiful Hospital in the US
- Over 2500 employees between Peter Jefferson Place, Martha Jefferson Hospital, and State Farm Operation Center alone
- Average household income: \$92,543 within 10 miles
- Beautiful well built structure
- University of Virginia is consistently ranked one of the top Universities in the country
- Closest commercial property to Interstate 64
- Located next to Hilton Garden Inn, within Peter Jefferson Place, a Class-A office development with a high concentration of medical users
- Approximately 44,000 and 29,000 cars travel daily along I-64 and US 250 respectively
- See agent for pricing



MORE INFORMATION

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