



# 2363 COMMONWEALTH DRIVE

CHARLOTTESVILLE, VIRGINIA 22901

FOR  
SALE



**INVESTMENT  
OPPORTUNITY!**

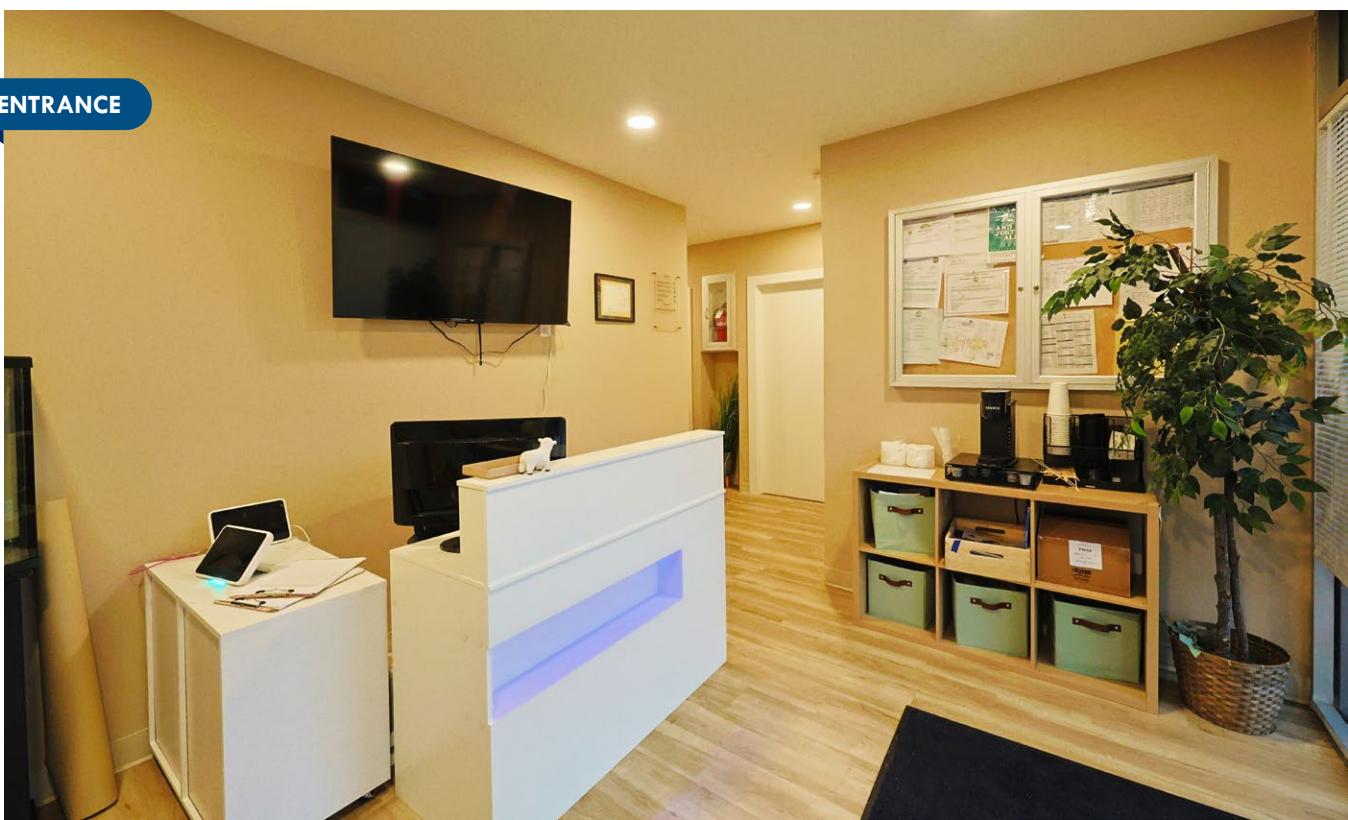
**TENANT IN PLACE  
UNTIL 6/30/2030**

# PROPERTY OVERVIEW

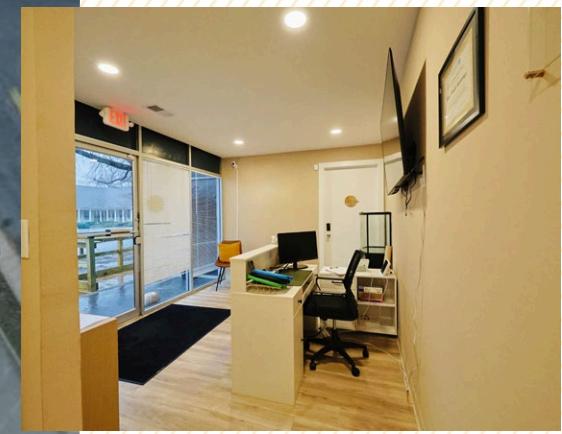
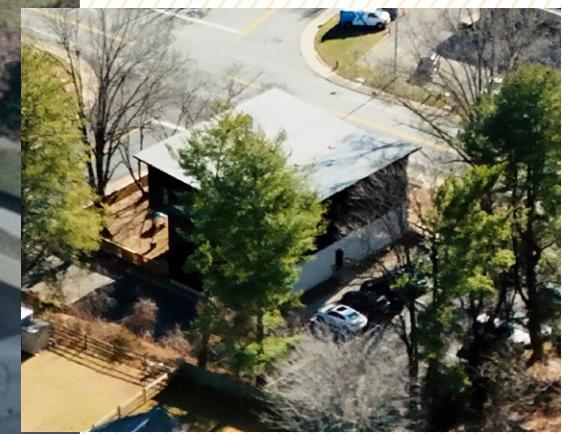
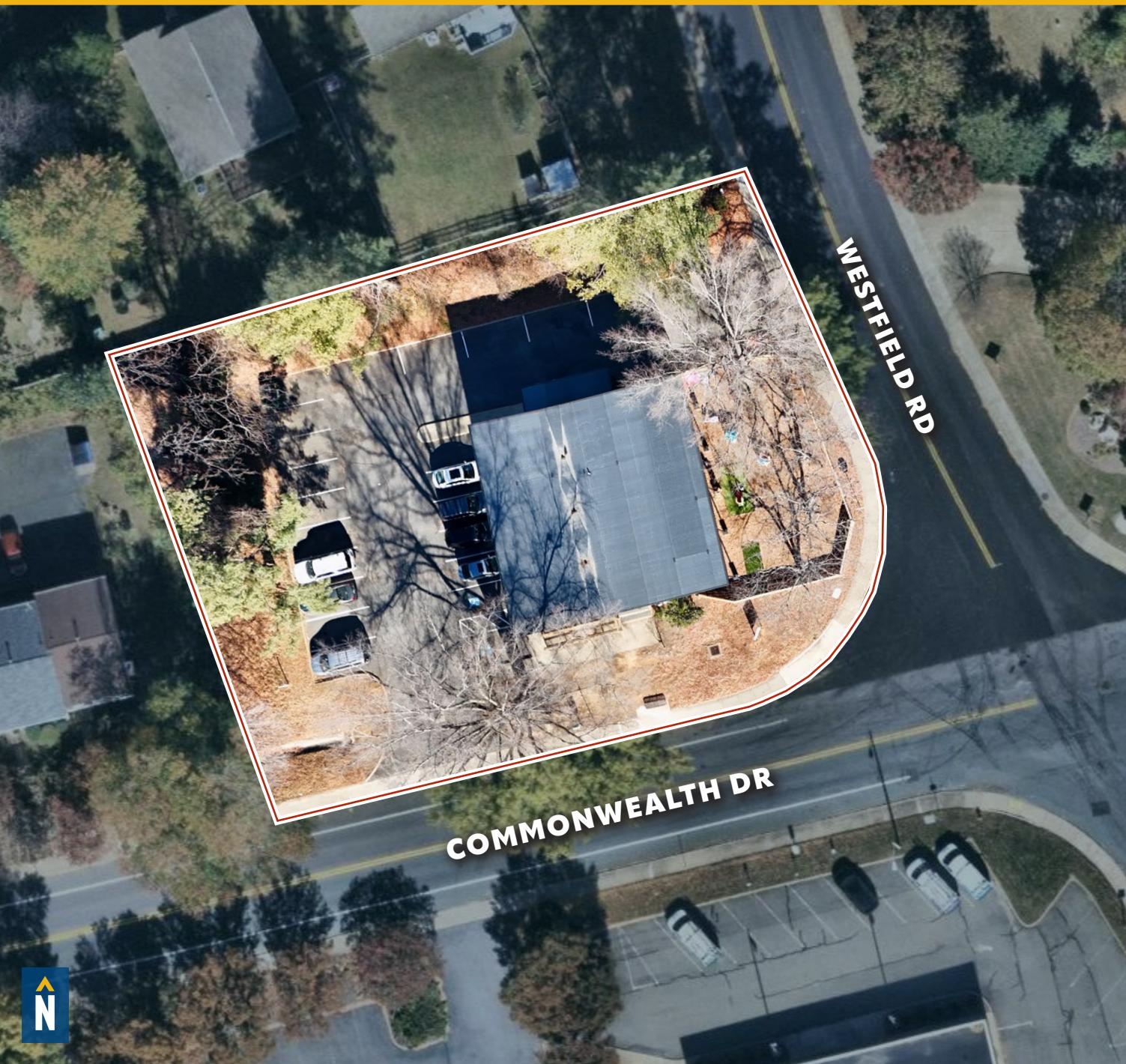
## HIGHLIGHTS:

- 2-story, 5,097 SF ± flex building
  - » 1st Floor: 2,147 SF ±
  - » 2nd Floor: 2,950 SF ±
- Significant 2024/2025 redevelopment
- Modernized interior including updated plumbing, ADA-compliant restrooms on both levels, and new wood/vinyl flooring throughout
- Rare outdoor space featuring an adjacent fenced grass area and dedicated side yard, providing a secure and expansive outdoor play area
- Parking lot with a dedicated circulation pattern
- 100% Leased to Rita's Bright Beginnings, LLC, an established local early education provider (LXD 6/30/2030 with a 5-year renewal option)
- Ideal corner lot situated off Commonwealth Drive with easy access to major commuter corridors
- Excellent visibility and accessibility within one of Charlottesville's established commercial and residential arteries

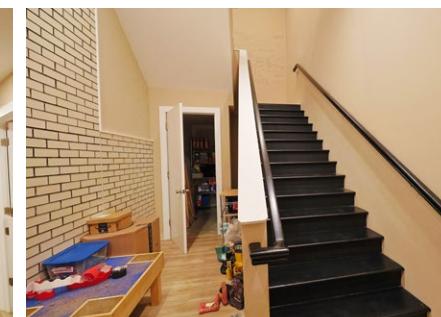
BUILDING SIZE:	5,097 SF ±
LOT SIZE:	.53 ACRES ±
ZONING:	COMMERCIAL OFFICE
SALE PRICE:	NEGOTIABLE



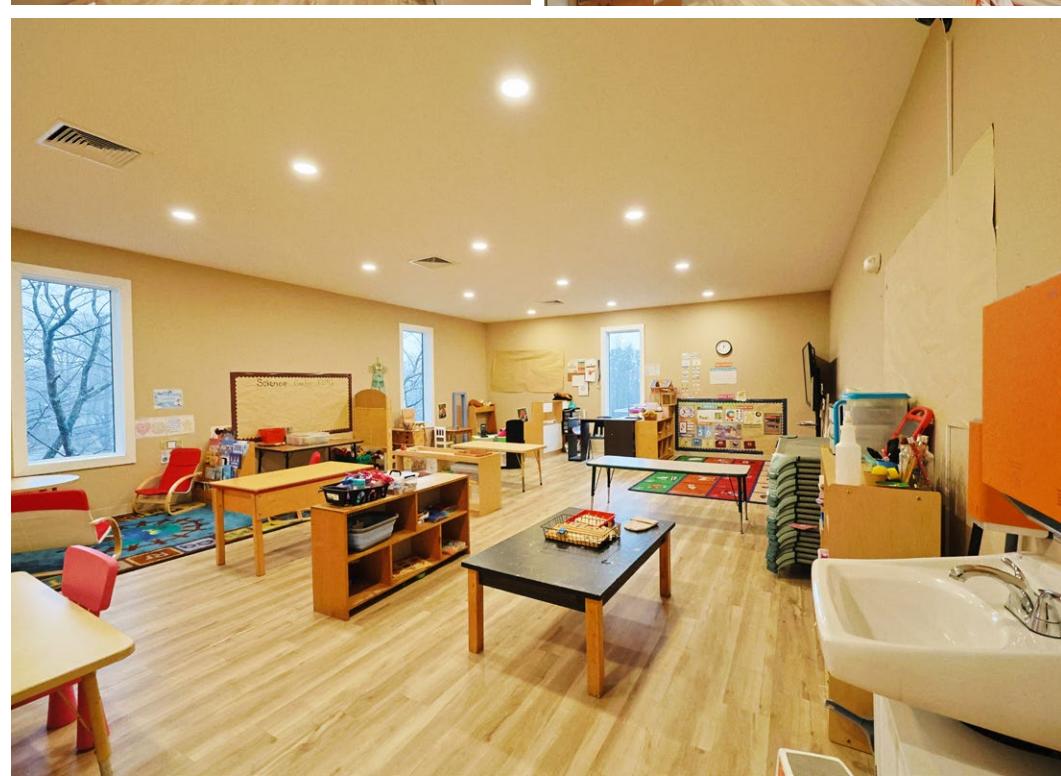
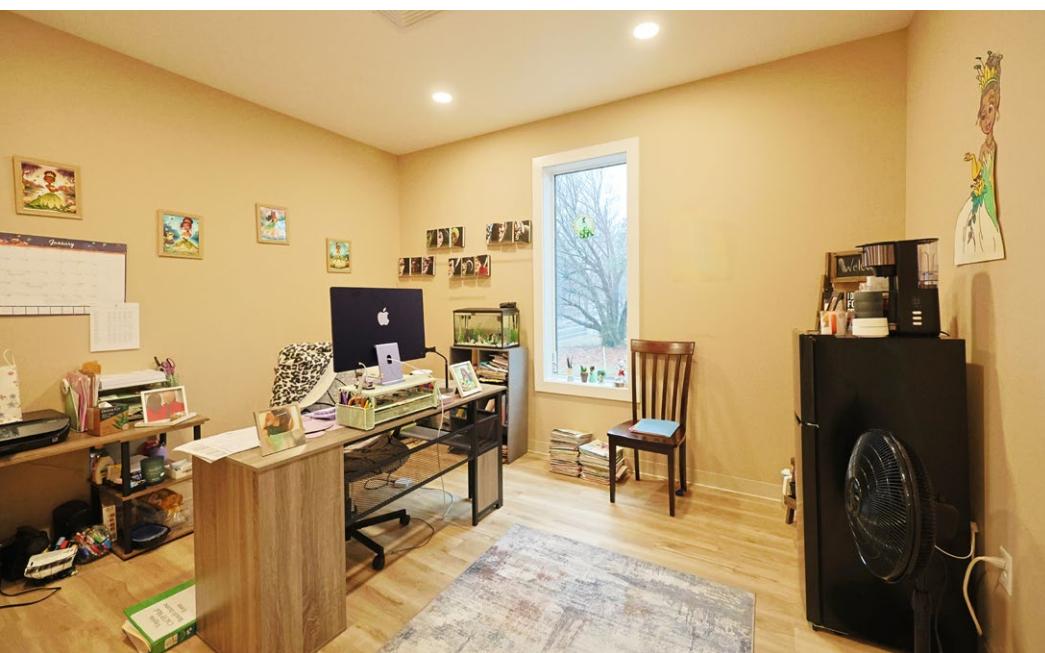
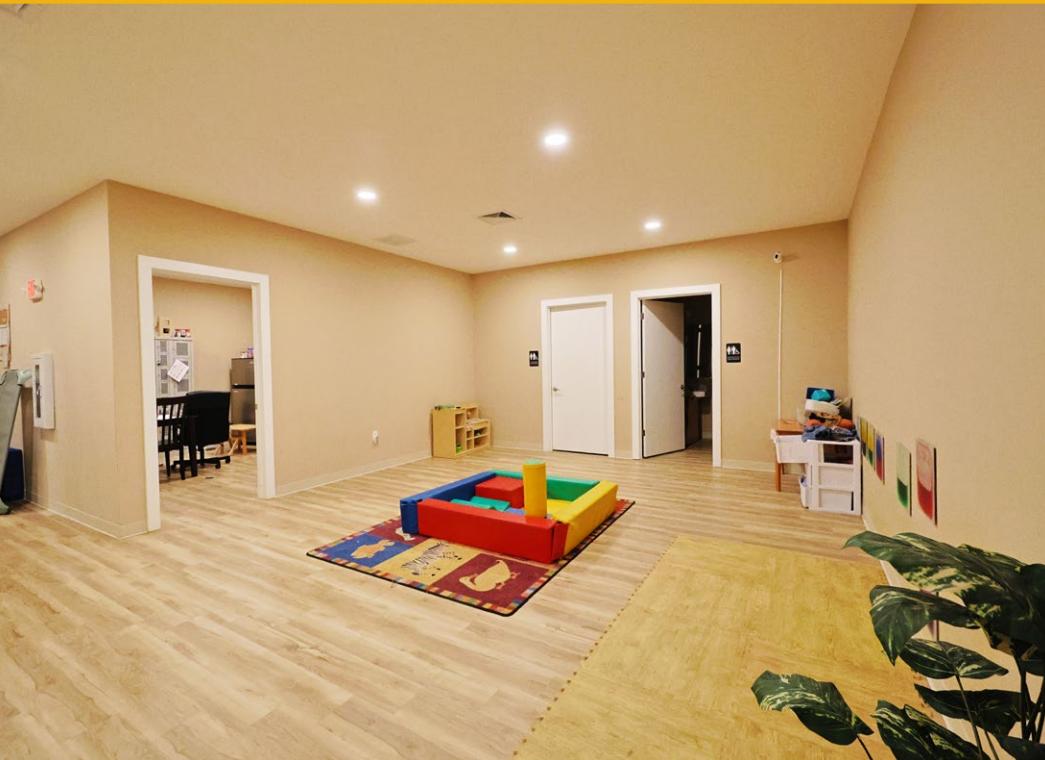
# AERIAL



# INTERIOR PHOTOS: 1ST FLOOR



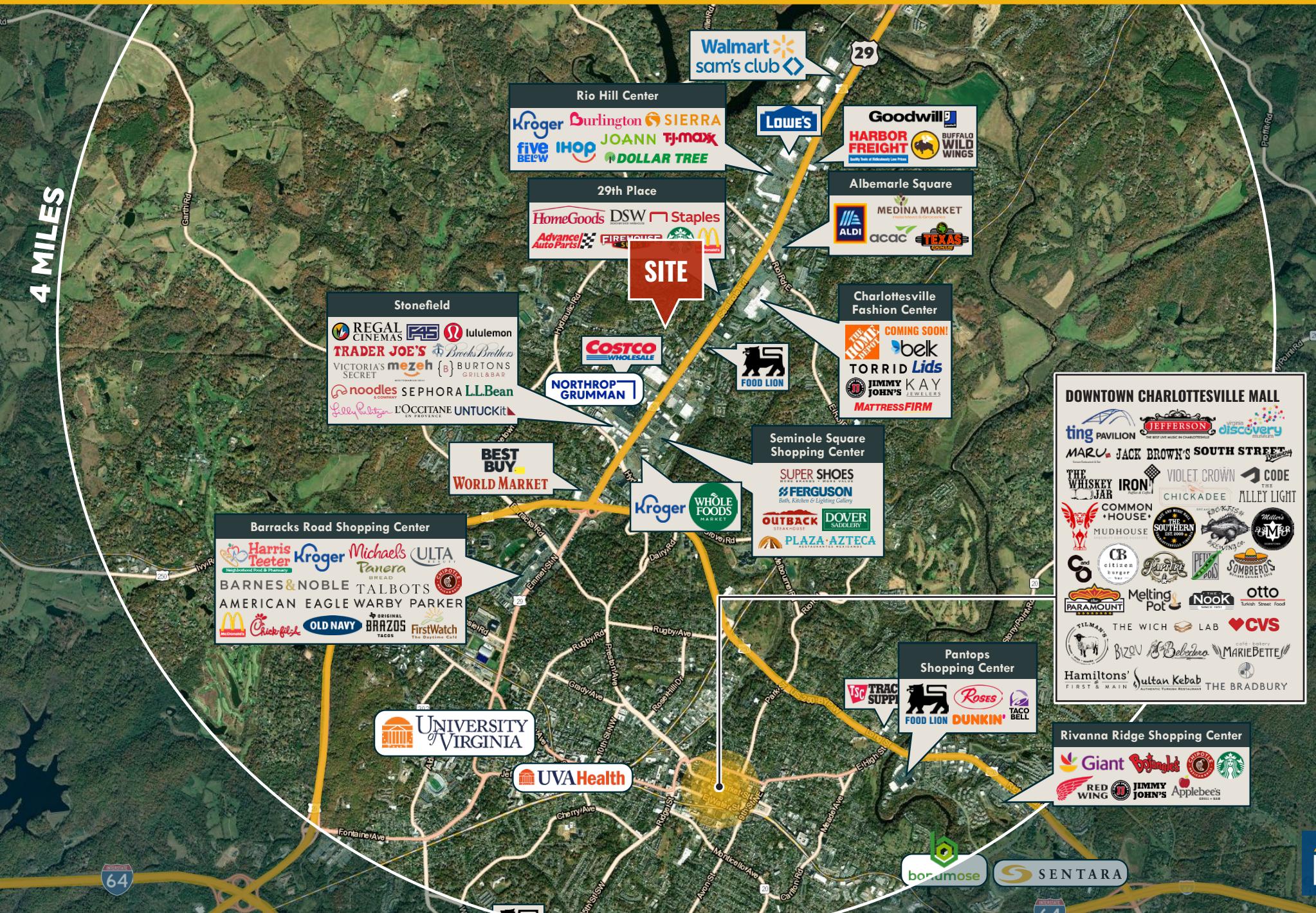
# INTERIOR PHOTOS: 2ND FLOOR



# LOCAL BIRDSEYE



# CHARLOTTESVILLE TRADE AREA





# FOR MORE INFO CONTACT:



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