



# 2363 COMMONWEALTH DRIVE

CHARLOTTESVILLE, VIRGINIA 22901

FOR  
SALE



**INVESTMENT  
OPPORTUNITY!**

TENANT IN PLACE  
UNTIL 6/30/2030



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2-story, 5,097 SF  $\pm$  flex building
  - » 1st Floor: 2,147 SF  $\pm$
  - » 2nd Floor: 2,950 SF  $\pm$
- 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



### ENTRANCE



BUILDING SIZE:

5,097 SF  $\pm$

LOT SIZE:

.53 ACRES  $\pm$

ZONING:

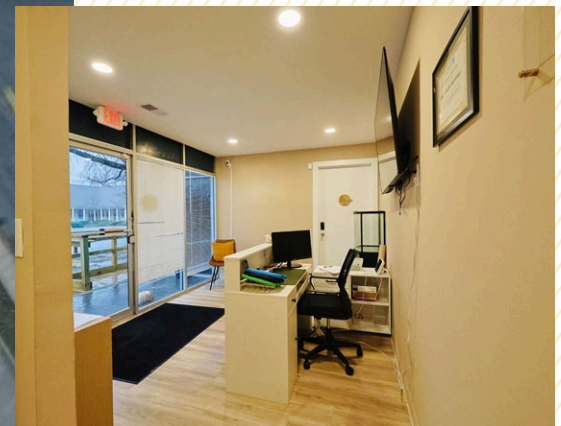
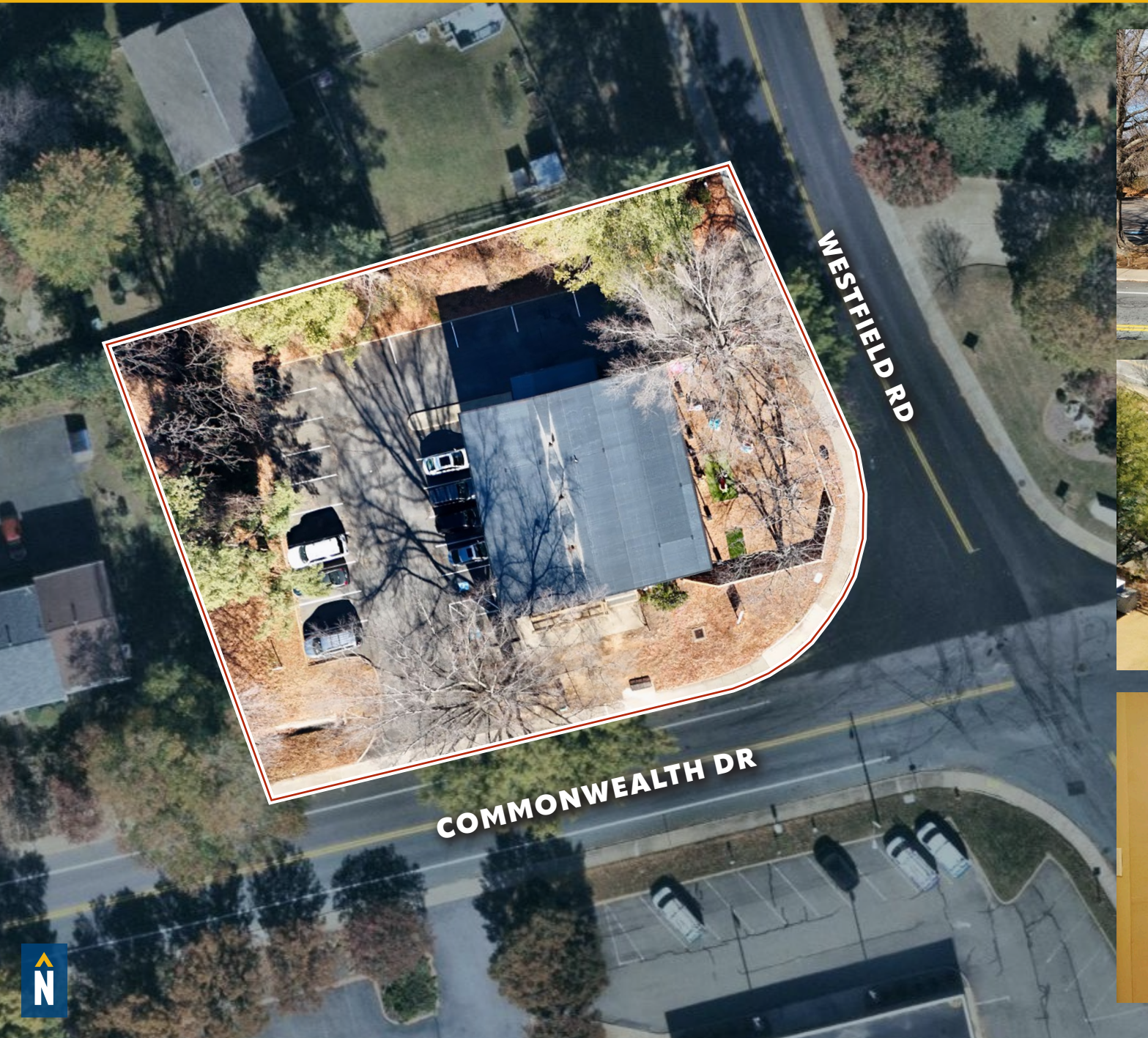
COMMERCIAL OFFICE

SALE PRICE:

NEGOTIABLE



# AERIAL



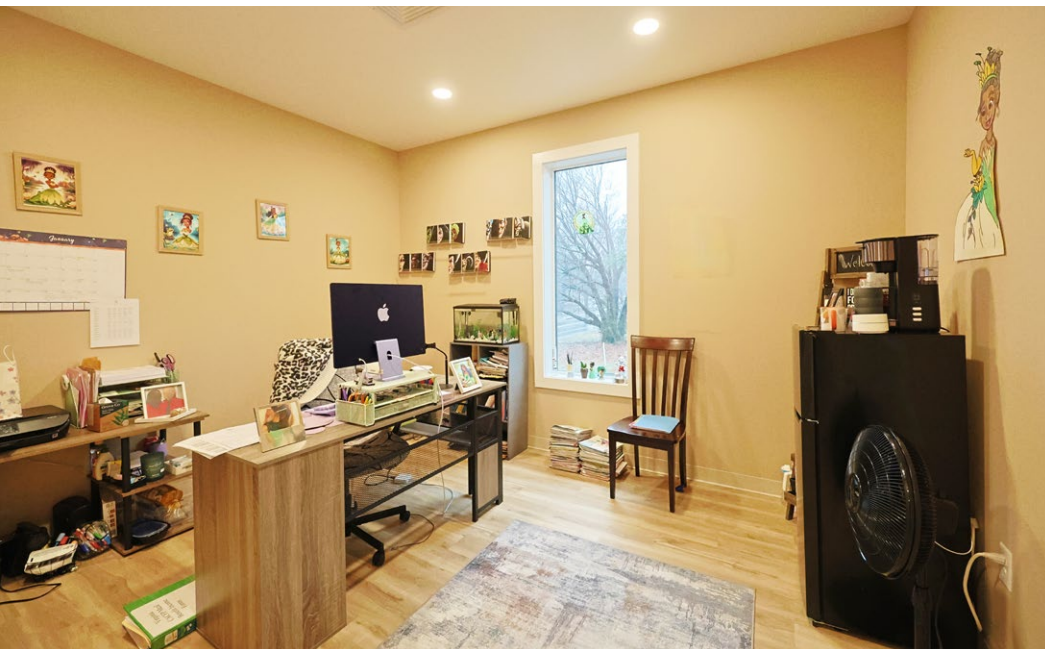


# INTERIOR PHOTOS: 1ST FLOOR





# INTERIOR PHOTOS: 2ND FLOOR





# LOCAL BIRDSEYE



LOCAL BIRDSEYE

29

SEMINOLE TRAIL

54,000 AADT

WESTFIELD RD

ADAPT

UNITED BANK

EXXON

AutoZone

Wawa

PET SUPPLIES ONLINE

Super 8

Shell

Goodman's

7 ELEVEN

K RESCUE

Veterinary

vca animal hospitals

GREENBRIER DR

Classic Furniture ESSENTIALS

COMMONWEALTH DR

UNITED STATES POSTAL SERVICE

PIERS

OUTBACK

JARED

HOMEWOOD SUITES

Hampton

BJS RESTAURANT BREWHOUSE

MISSION BBQ

CLEAN JUICE QDOBA

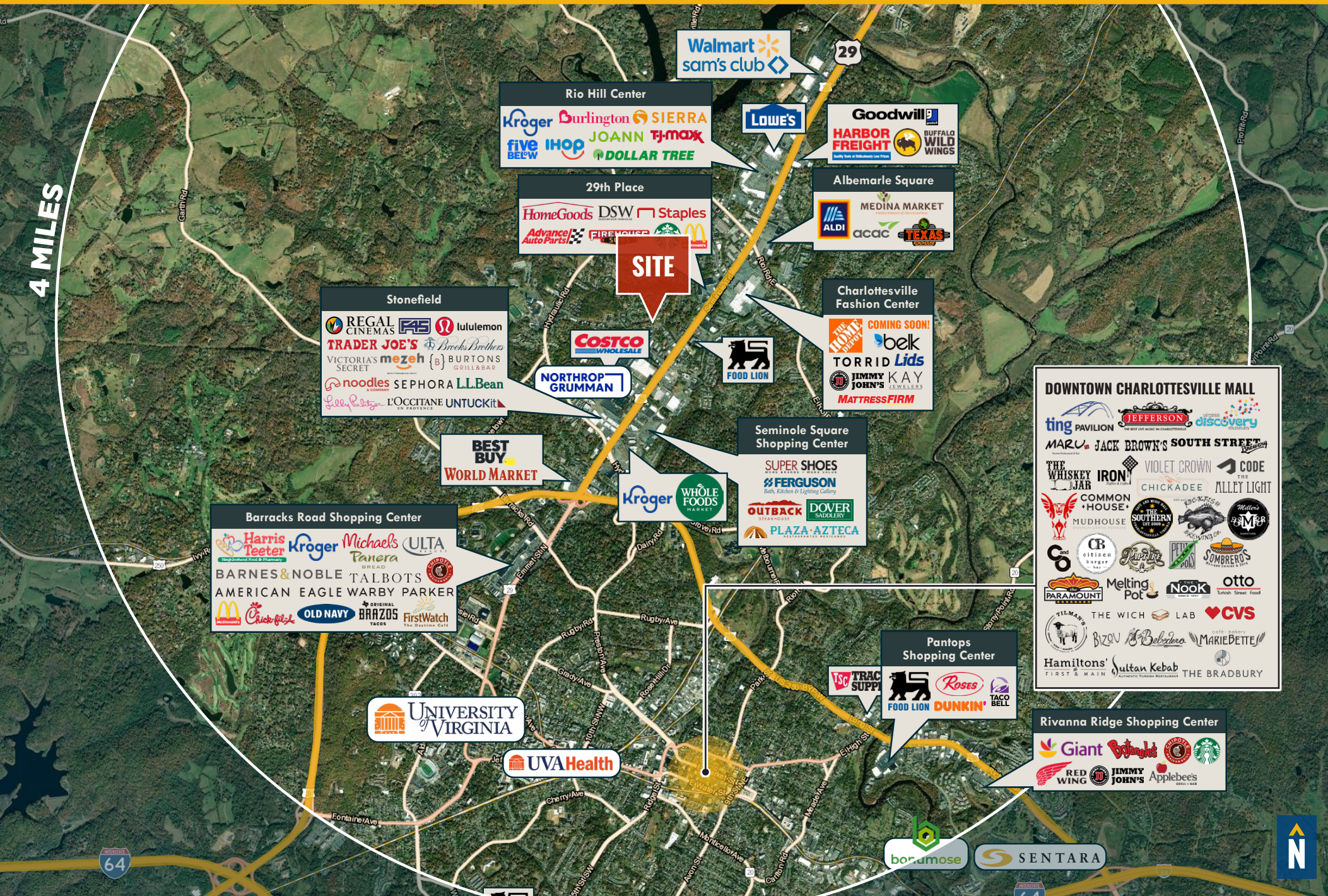
NORTHROP GRUMMAN

COSTCO WHOLESALE

N



# CHARLOTTESVILLE TRADE AREA





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



13,548

54,620

104,730

## DAYTIME POPULATION



19,409

77,994

144,582

## AVERAGE HOUSEHOLD INCOME



\$83,511

\$120,229

\$123,826

## NUMBER OF HOUSEHOLDS



6,103

22,442

42,950

## MEDIAN AGE



37.1

31.7

32.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

16%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

12%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

12%

YOUNG AND RESTLESS

MEDIAN

AGE: 31.4

HH INCOME: \$56,258



These predominantly young residents tend to live alone, with roommates, or as cohabitating couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.



# FOR MORE INFO **CONTACT:**



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## **SAM ORR**

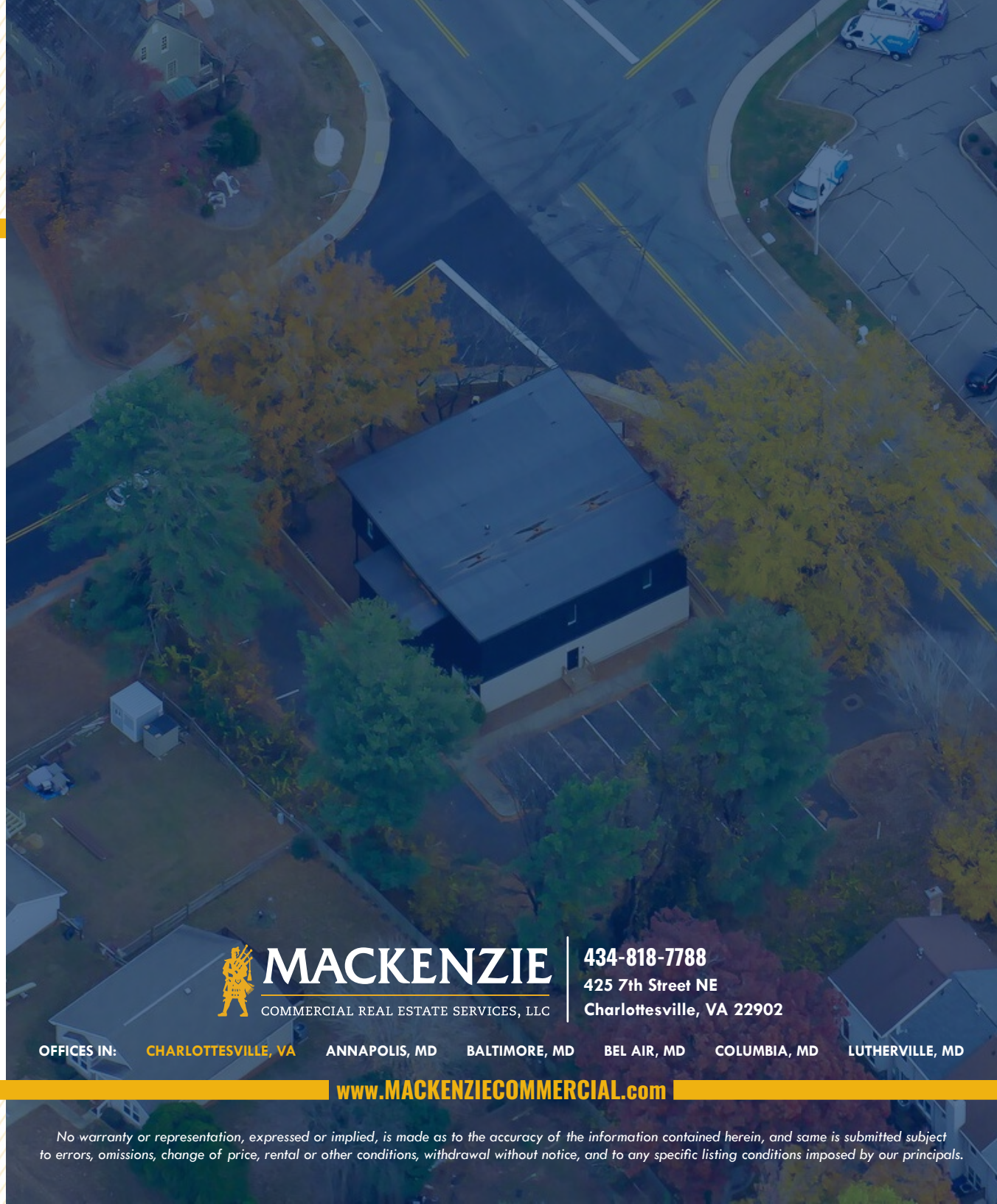
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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**BALTIMORE, MD**

**BEL AIR, MD**

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