



# For Lease

Delivery anticipated Q1 2025

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## Colliers

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# Cascadia Development

## Cascadia Drive, Charlottesville, VA

### General office, medical, daycare, or senior center

- 1,500 - 8,500 SF available on 1-3 floors
- Located at the entrance to Cascadia, an upscale 330+ home community on over 60 acres
- Class A, elevator served
- Grade level entrances on first and second floors
- Park like environment with access to walking trails
- Across the street from 106 acre Darden Towe Park
- 1/2 mile to Richmond Road/Route 250 (Pantops Mountain) and all associated amenities
- 3 minutes to Interstate 64, 5 minutes to Downtown
- Under development - projected delivery Q1 2025
- \$28.00 PSF, NNN

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Accelerating success.



# Cascadia Development

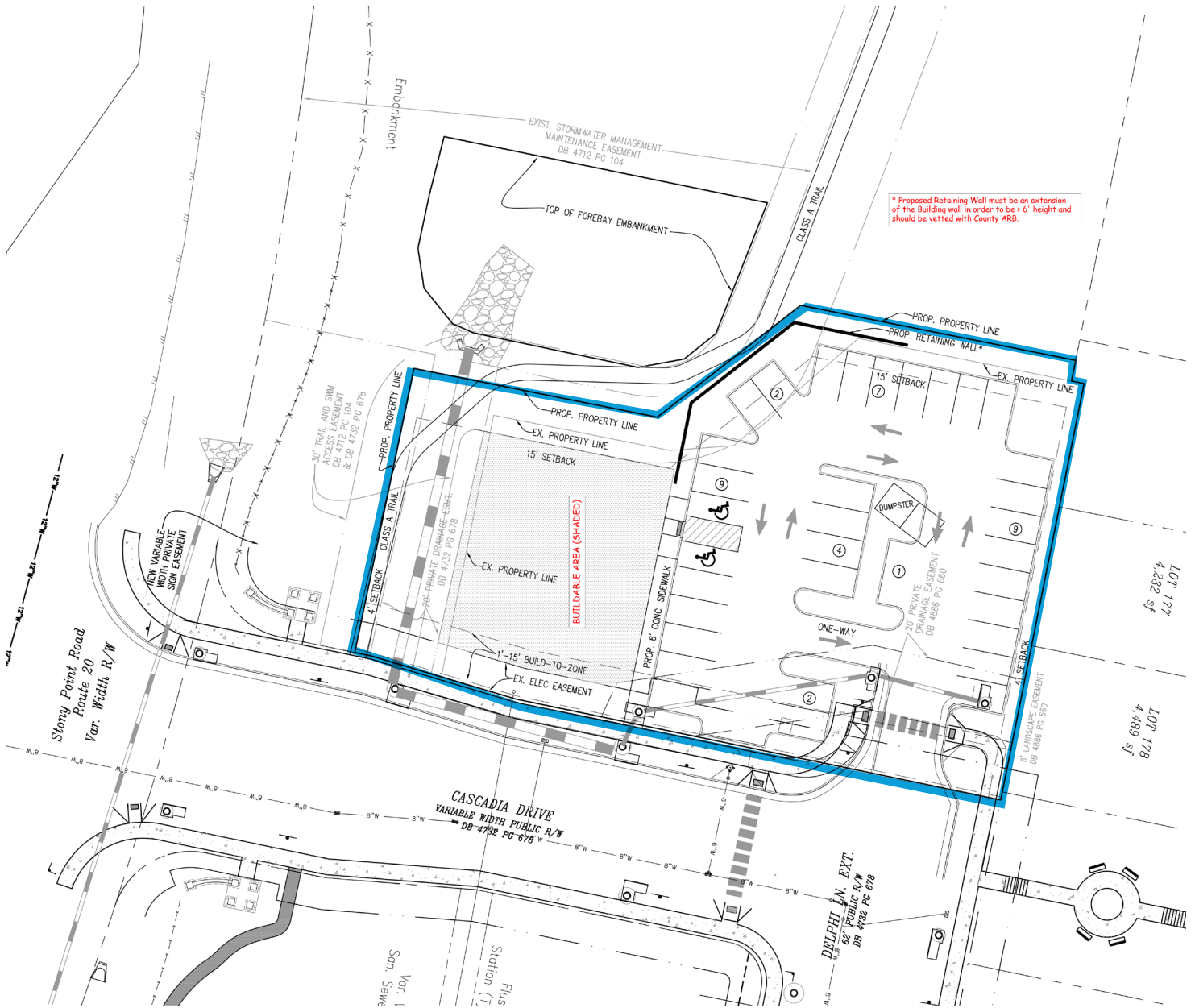


## Cascadia Development

Cascadia is situated on Pantops Mountain with easy access to Martha Jefferson Hospital and a quick 5 minute drive to the Downtown Mall. The homes are arranged around a central pedestrian-oriented path known as Cascadia park that gives a visual line of sight through the heart of the community with beautiful 180 degree views of the Blue Ridge Mountains.



# Cascadia Development



\* Proposed Retaining Wall must be an extension of the Building wall in order to be > 6' height and should be vetted with County ARB.

LOT 177  
4,232 SF

LOT 178  
4,489 SF

# Cascadia Development



## Demographics



2023  
population

5,954

(1 miles)

45,745

(3 miles)

100,303

(5 miles)

2028  
population growth

6,328

(1 miles)

46,683

(3 miles)

101,845

(5 miles)



2023 Average  
Household Income

\$132,444

(1 miles)

\$114,763

(3 miles)

\$114,007

(5 miles)



2023 Daytime  
Population

7,630

(1 miles)

69,709

(3 miles)

132,596

(5 miles)

## Contact us:

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