

**REDEVELOPMENT
OPPORTUNITY FOR SALE**
302-316 W MAIN ST
CHARLOTTESVILLE, VA 22903

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PRICE REDUCED: \$2,750,000



THALHIMER

PROPERTY OVERVIEW



SIZE

- 0.5 acre premier downtown parcel
- ± 7,800 SF existing 2-story building



ZONING

- Rare development opportunity under new CX-5 Zoning
- No density restrictions



FEATURES

- Direct access to both Ridge and Main Streets in Charlottesville downtown district
- Walkable to the Charlottesville Downtown Mall, University of Virginia and many other nearby amenities
- 5-stories by-right; Up to 7-stories with bonus for additional affordable units



SALE PRICE

- REDUCED: \$2,750,000



Located in the heart of downtown Charlottesville



Walking distance to UVA, UVA Health



Dual entry points on West Main & Ridge Streets



Zoned CX-5



Just steps from the Historic Downtown Mall

PROPERTY DEMOGRAPHICS



20,851

1 MILE TOTAL POPULATION



\$118,201

3 MILE AVERAGE HOUSEHOLD INCOME



78.9%

5 MILE EDUCATION SOME COLLEGE & ABOVE

	1 Mile	3 Mile	5 Mile
2024 Total Population	20,851	81,950	100,476
2029 Projected Population	20,666	82,665	101,708
2024 Households	9,206	33,697	41,300
2024 Education Some College & Above	72.1%	79.2%	78.9%
2024 Average Household Income	\$100,564	\$111,709	\$118,201
2024 Median Household Income	\$61,909	\$74,194	\$78,716
2024 Daytime Population	39,825	116,594	141,005
2024 Median Age	28.5	30.6	32.1

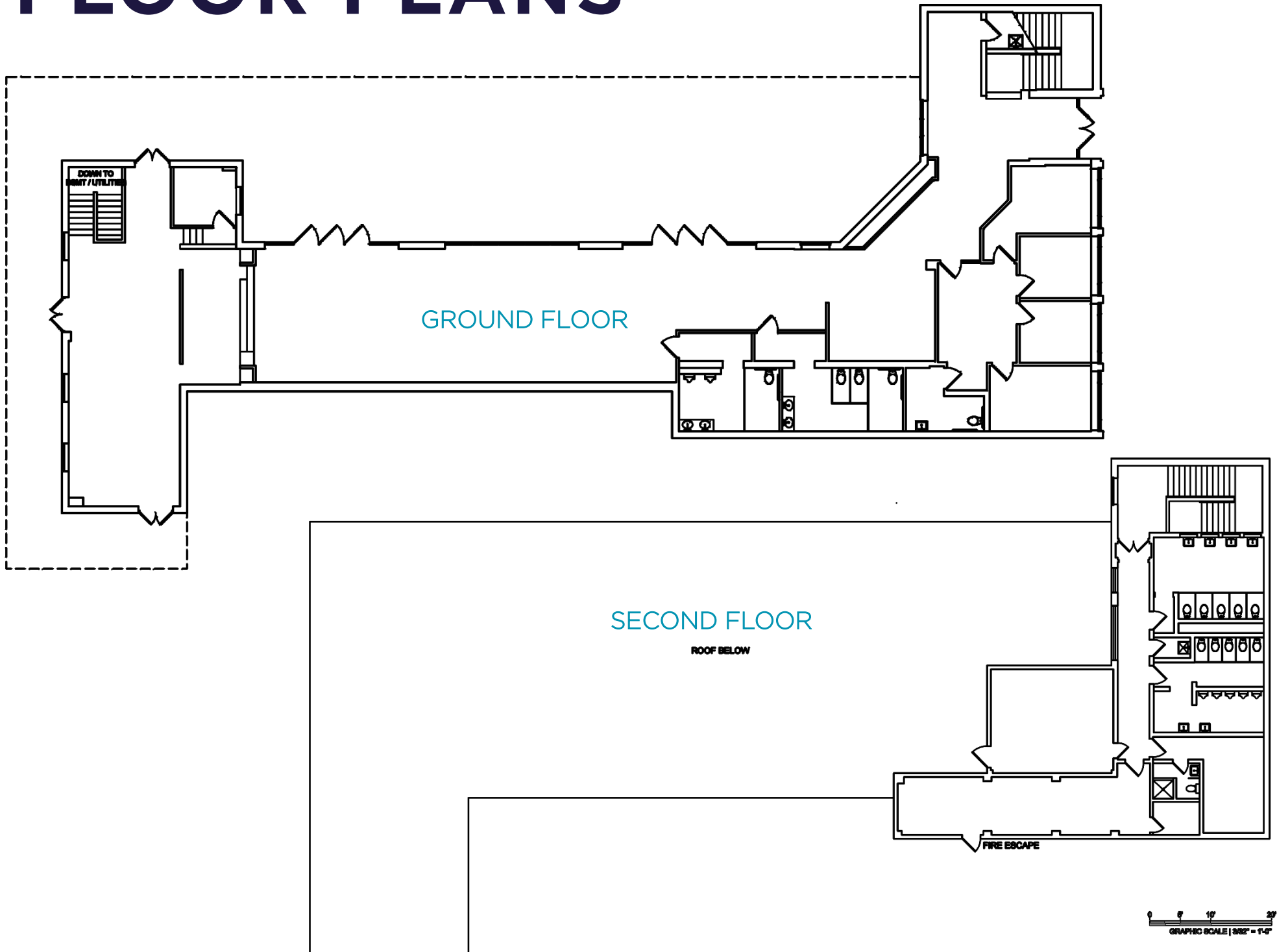
PROPERTY AERIAL



BUILDING PHOTOS

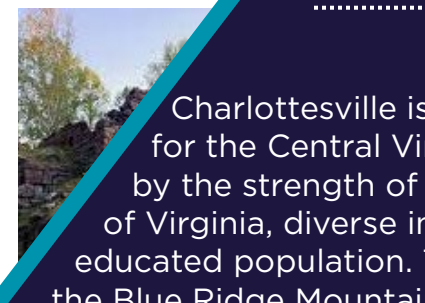
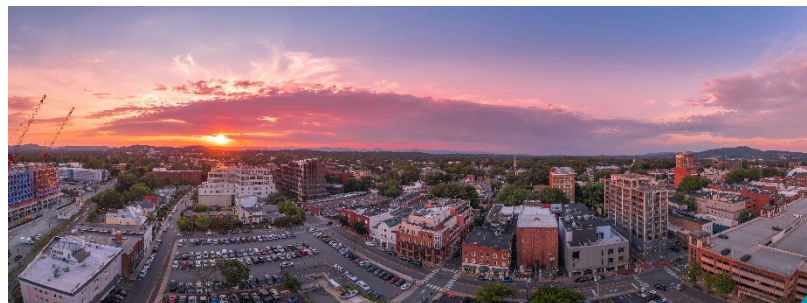


FLOOR PLANS





THE CHARLOTTESVILLE APPEAL



Charlottesville is the economic anchor for the Central Virginia region - powered by the strength of top-ranked University of Virginia, diverse industries, and well-educated population. The MSA is bordered by the Blue Ridge Mountains and is comprised of eight neighboring counties and the city of Charlottesville. The area offers a modern regional airport with direct flights to Chicago, New York, and Atlanta, as well as access to surrounding cities via Interstate 64 and Route 29.



Charlottesville is home to an exceptionally skilled and educated workforce with over 40% of the MSA's population having at least a Bachelor's degree. The quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. The overall quality of life in Charlottesville benefits from a cost of living that is approximately 3% above the national average. With close proximity to Shenandoah National Park and the Monticello Wine Region, area resident enjoy a variety of outdoor activities, award-winning vineyards, and numerous local cideries, breweries, and restaurants.



A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia. Founded by Thomas Jefferson in 1819, the Academical Village and Jefferson's home at Monticello are registered UNESCO World Heritage Sites. The University consistently ranks as one of the top five public universities in the country. Continued expansion of the University and the area's larger healthcare facilities, continue to provide strong economic growth that has fueled commercial and residential growth in the city's core and surrounding counties.



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