



# For Lease

**Jay O'Donnell**  
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## Cascadia Development Cascadia Drive, Charlottesville, VA

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

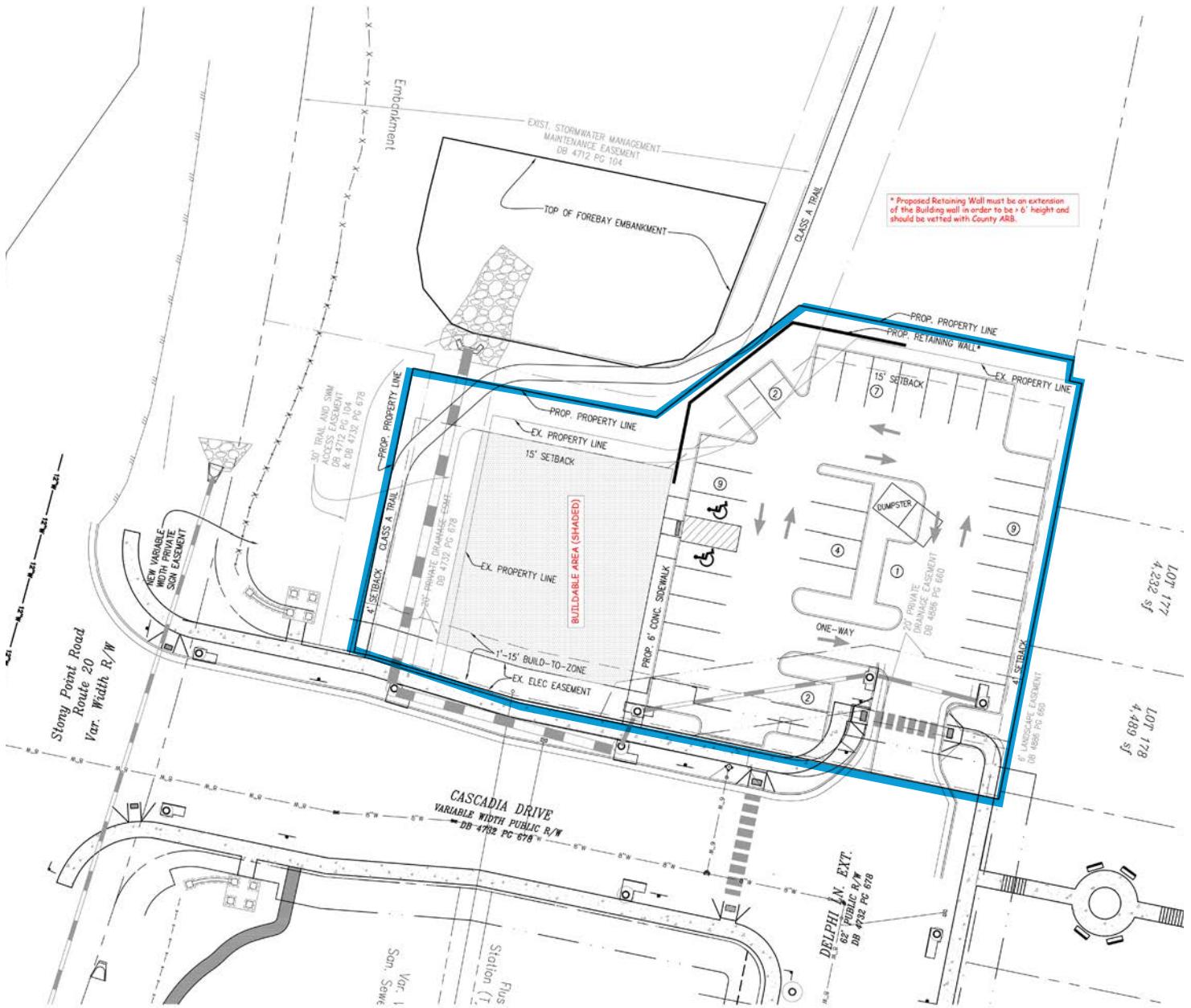
- 1,500 - 8,500 SF available on 1-3 floors
- Located at the entrance to Cascadia, an upscale 330+ home community on over 60 acres
- Class A, elevator served
- Grade level entrances on first and second floors
- Park like environment with access to walking trails
- Across the street from 106 acre Darden 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 5 - 7 months
- \$28.00 PSF, NNN

**Colliers**  
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# Cascadia Development



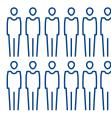
## Cascadia Development



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## 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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