



CROFTON PLAZA

101 Crofton Place Palmyra, VA 22963



**GOODSON'S
AUTO REPAIR**
434-207-3290

OPENING HOURS
MON - FRI 9AM - 5PM
SAT 9AM - 12PM
SUN 10AM - 12PM

PROPERTY SUMMARY

Offering Price	\$8,900,000.00
Building SqFt	55,284 SqFt
Year Built	1993
Lot Size (acres)	17.56
Parcel ID	9 A 14B
Zoning Type	Commercial
County	Fluvanna

INVESTMENT SUMMARY

Crofton Plaza, located next to the main entrance to Lake Monticello, was developed by a local family starting in 1993 and has grown to more than 55,000 sq ft of retail / office space for lease. There have been very few vacancies over the past 10 years. Currently, locally owned and managed. Included in the 17+ acres, there are 4 acres for future development. Crofton Plaza is the current home for Ace Hardware.



INVESTMENT HIGHLIGHTS

- Ample parking available for shoppers and employees.
- Property is strategically located in the Lake Monticello area with direct frontage on Lake Monticello Road. The opportunity is being offered for \$8,900,000.00.
- Rare opportunity to purchase a center anchored by Ace hardware.
- Easy Ingress & Egress.
- Significant residential development.





LOCATION HIGHLIGHTS

- Located on Monticello Road, a major thoroughfare and premier location in the submarket.
- Dense Residential Neighborhood.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Excellent access, frontage and visibility.
- Crofton Plaza's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.





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ABOUT PALMYRA

Lake Monticello, Virginia offers an unbeatable combination of lifestyle, location, and long-term potential. Nestled in Fluvanna County, just 30 minutes from Charlottesville, this thriving gated community surrounds a 350-acre private lake, drawing residents and visitors year-round for boating, golf, and outdoor recreation. With over 4,000 homes and a steadily growing population, Lake Monticello isn't just a neighborhood—it's a self-contained community with high demand for local services, retail, dining, and professional spaces. The surrounding area, including Palmyra and Route 53, is poised for development, making it an ideal spot for savvy commercial investors.



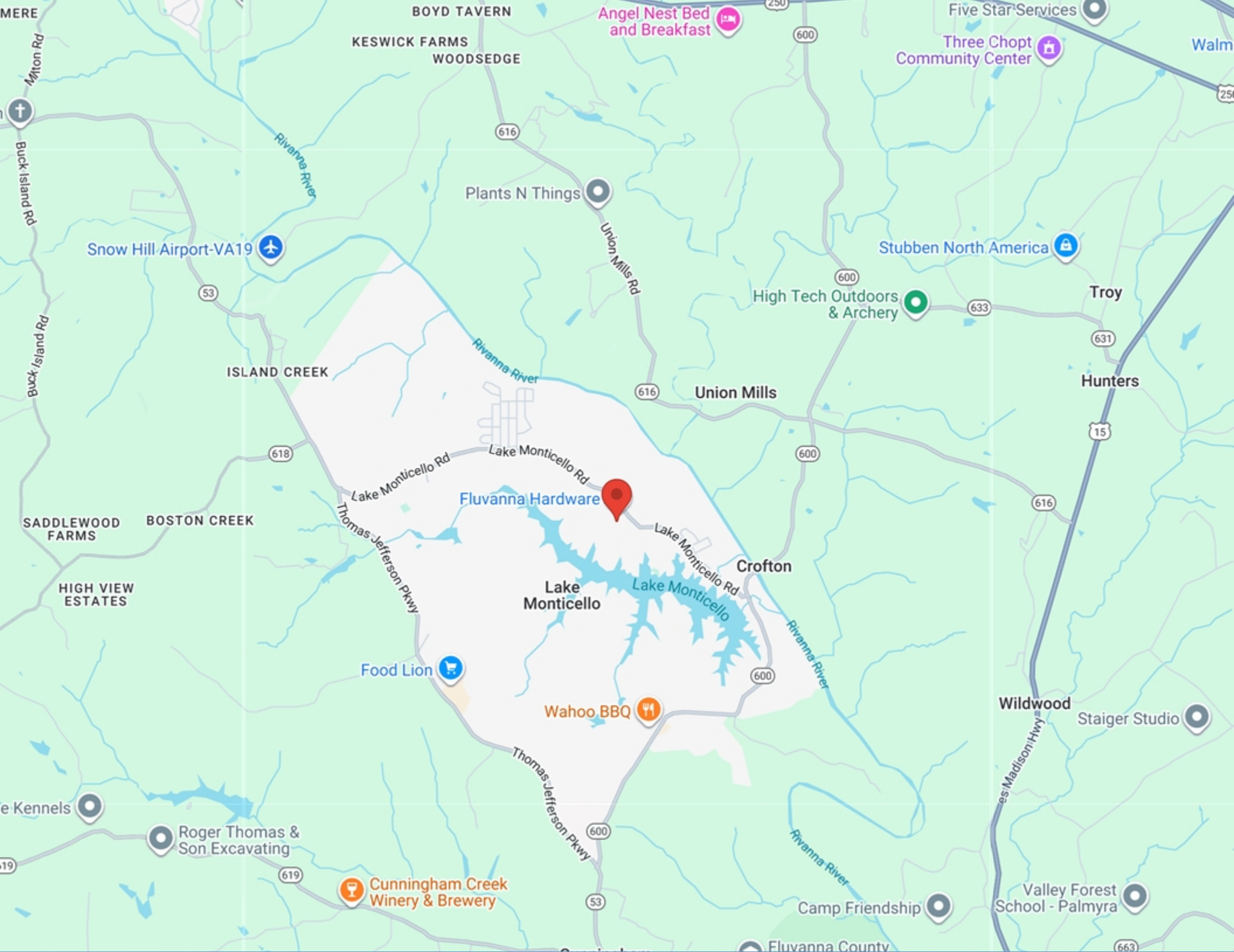
CITY OF PALMYRA

COUNTY	FLUVANNA
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AREA

CITY	1.4 SQ MI
LAND	1.4 SQ MI
WATER	350-ACRE LAKE
ELEVATION	305 FT

POPULATION







107 Crofton
Goodson's Auto

Detail Me Now

105 Crofton

109 Crofton
Ivy Rehab

106 Crofton

101 Crofton
BP Station

110 Crofton
Child Connections

112 Crofton

100 Crofton

114 Crofton
Ace Hardware

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE REAL ESTATE III COMMERCIAL PROPERTIES ADVISOR
FOR MORE DETAILS.**

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