

**FOR
LEASE**

EXCELLENT LOCATION

Office/Medical

968 Olympia Drive | Charlottesville, VA 22911



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 5,850± SF of Class-A, first generation office space
- › Entire first floor of a two-story office building
- › Modern brick facade
- › Easy access to Route-250 and I-64
- › Ideal for office and medical users

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,999	44,104	99,019
AVERAGE HH INCOME	\$113,586	\$101,419	\$100,430
DAYTIME EMPLOYEES	8,101	61,149	94,323

FOR MORE INFORMATION:

TODD BUTTNER

Senior Associate

804-793-0059

tbuttner@commonwealthcommercial.com

ROBBIE BERNDT

Senior Associate

804-968-1151

rberndt@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



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MARKET OVERVIEW

CHARLOTTESVILLE SNAPSHOT

The City of Charlottesville is home to a diverse economy, including business and financial services, bioscience, health services, and education technology firms. These firms benefit from Charlottesville's strategic location, excellent road, rail, and air transportation, a highly educated workforce, the University of Virginia, and exceptional quality of life in an urban setting with natural beauty and outdoor recreation.



ADVANTAGES FOR BUSINESS

- › Charlottesville is home to the **University of Virginia** and is poised to unite the University's intellectual firepower with Charlottesville's highly educated workforce, leading to unique opportunities for businesses in the area. The University's innovative research and entrepreneurial support encourage Charlottesville businesses' diversity and success.
- › Charlottesville has multiple access points to Interstate 64, offering businesses easy access to I-95 and I-81; US Routes 29 and 250 also run through Charlottesville.
- › **Charlottesville is home to one of the longest and most successful pedestrian malls in the nation**, which is located in the beautiful and historic downtown area.
- › Charlottesville has been voted the Best Place to Live in America, Best Digital City, Best Place to Start a Small Business and more!

Source: cdn.centralvirginia.org



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