



LAND OPPORTUNITY

4819-4831 SEMINOLE TRAIL | CHARLOTTESVILLE, VIRGINIA 22911

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4.08 acre $\pm$ commercial property improved by a 3,655 SF $\pm$ former restaurant building and two (2) single family homes totaling 1,636 SF $\pm$
- Significant long-term appreciation potential for investors/developers (property could support higher density development if re-zoned)
- Located on Seminole Trail (Route 29), offering great visibility (750+ ft. of frontage) and a massive daily traffic count (56,000 $\pm$ cars/day)
- Ample on-site parking
- Next to future Astra Zeneca manufacturing site
- Close proximity to University of Virginia, UVA Health System, downtown Charlottesville, and numerous established retail centers
- Seminole Trail is a high-growth corridor and is experiencing significant commercial and residential development

LOT SIZE:

4.08 ACRES $\pm$ (2 PARCELS)

BUILDING SIZE:

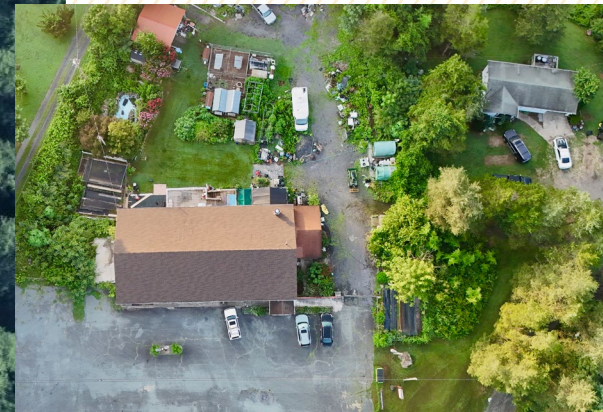
3,655 SF $\pm$ (FORMER RESTAURANT)

SALE PRICE:

\$2,000,000



AERIAL



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

3 MILES

5 MILES

10 MILES

RESIDENTIAL POPULATION



9,933

28,040

90,915

DAYTIME POPULATION



8,556

23,201

91,363

AVERAGE HOUSEHOLD INCOME



\$130,248

\$147,712

\$133,918

NUMBER OF HOUSEHOLDS



3,723

10,632

37,153

MEDIAN AGE



39.5

41.7

40.7

DOMINANT LIFESTYLES: 15 MIN. DRIVE

 **esri** MORE INFO

23%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696

19%

FLOURISHING
FAMILIES

MEDIAN

AGE: 39.0

HH INCOME: \$111,751

11%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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