



PETER JEFFERSON PLACE DEVELOPMENT PARCEL A

LOCATED IN CHARLOTTESVILLE'S PREMIER MIXED USE CAMPUS

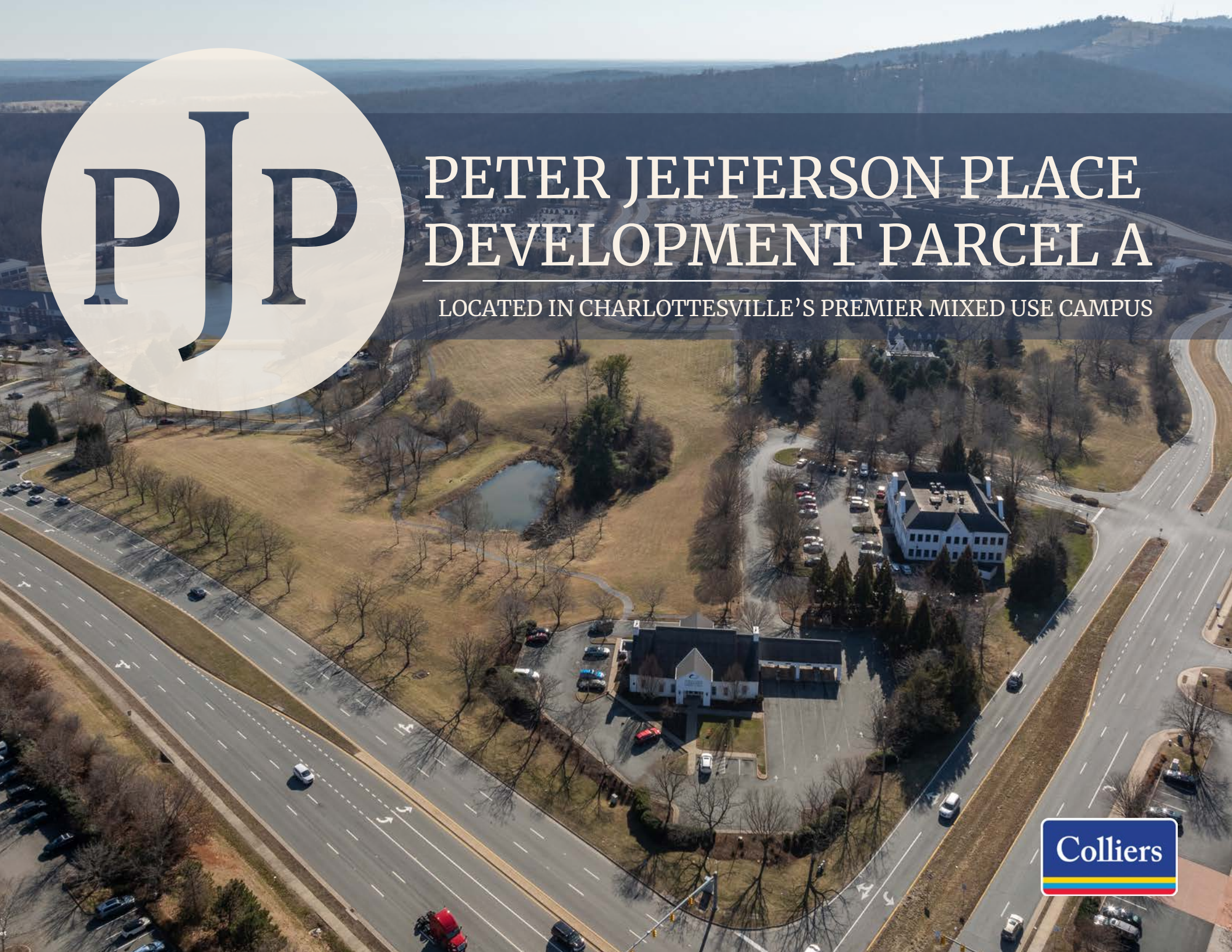




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Executive Summary

Colliers Charlottesville is pleased to present the Peter Jefferson Place Development Parcel A for sale. The subject site, Parcel A, is the last remaining and available development parcel in the PJP campus, and is zoned PDMC which is a commercial district allowing for a wide variety of uses. Parcel A fronts on Route 250 and consists of approximately 1.95 acres. It is substantially cleared with convenient access from the lighted intersection at the corner of Route 250 (aka Richmond Road) and Worrell Drive.

Peter Jefferson Place is a dynamic mixed-use campus environment located at the crossroads of Interstate 64 and the Route 250 Bypass (Richmond Road) within close proximity of downtown Charlottesville and the Grounds of the University of Virginia. The park's occupants benefit from unrivaled natural beauty including lakes and walking trails, a market-leading hospital, Hilton Garden Inn, a new multi-family residential community, art museum, and an ACAC Wellness & Fitness Center.

Parcel A

Peter Jefferson Place Development Parcel A **2**

Parcel A

Property Highlights

- Exceptional frontage on Route 250
- Excellent visibility
- Substantially cleared
- Convenient access from the lighted intersection at the corner of Route 250 (aka Richmond Road) and Worrell Drive
- Benefits from existing roadway infrastructure within park

Conceptual Site Plan



Offering Summary

Offering Price:	\$1,295,000
Product Type:	Land
Land Area:	1.95 acres*
Zoning:	PDMC
Road Frontage Route 250:	358 feet
Restriction:	Building size is limited to 15,000 SF building

Parcel A

Aerial Facing East



Parcel A
Aerial Facing West



Peter Jefferson Place

CLASS A CAMPUS AMENITIES IN A UNIQUE NATURAL SETTING

Peter Jefferson Place is a dynamic mixed-use campus environment located at the crossroads of Interstate 64 and the Route 250 Bypass (Richmond Road) within close proximity of downtown Charlottesville and the Grounds of the University of Virginia. The park's occupants benefit from unrivaled natural beauty including lakes and walking trails, a market-leading hospital, Hilton Garden Inn, a new multi-family residential community, art museum, and an ACAC Wellness & Fitness Center.



ON-CAMPUS HOSPITAL,
HOTEL, &
MULTI-FAMILY



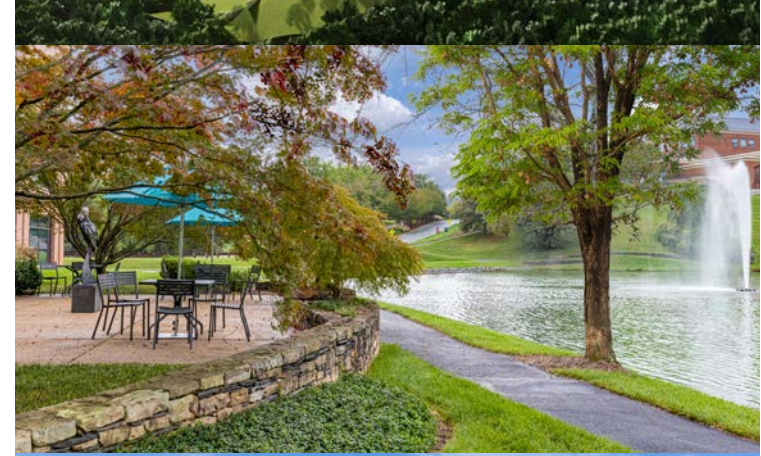
WALKING
TRAILS



ART MUSEUM &
WELLNESS CENTER



AMPLE ON-SITE
PARKING



Sentara Hospital



ADJACENT TO LEADING REGIONAL SENTARA HOSPITAL

Founded in 1903 by local physicians and named “as the most beautiful hospital in the country” by Soliant Health, Martha Jefferson Hospital in Charlottesville, VA part of Sentara Healthcare, has a rich history and its facility made it a modern beacon of healthcare services. With a commitment to delivering a distinctive combination of cutting-edge technology along with the promise of personalized care tailored to the needs of each individual patient, Sentara Martha Jefferson Hospital has 176 licensed beds featuring all patient-friendly private rooms. The hospital owns 10 primary care and three specialty practices.

#10 REGIONALLY RANKED AS BEST REGIONAL HOSPITALS
by US News

**BLUE DISTINCTION® CENTER+ FOR BARIATRIC SURGERY
DESIGNATION**

The Centers for Medicare and Medicaid Services (CMS)
AWARDS A 5-STAR RATING.

National Accreditations Program for Breast Centers (NAPBC)
AWARDED THREE-YEAR ACCREDITATIONS

PARTNER FOR CHANGE AWARD
from Practice Greenhealth

Achieves Magnet® Recognition
FOR NURSING EXCELLENCE

MAJOR SERVICES INCLUDE

- Cancer Care Center
- Digestive Care Center
- Cardiology Care Center
- Orthopedics including Spine Surgery & Joint Replacement Surgery
- Bariatric Surgery
- Neurosciences
- Sleep Medicine Center
- Stroke Care Center
- Thoracic Surgery
- Vascular Medicine and Surgery
- Women's Health Center



“It is our aim to make this institution a blessing to this community.”

— Dr. J. Hamilton Browning, 1906
A Martha Jefferson Hospital founder

PJP Campus & Surrounding Area

BLUE RIDGE MOUNTAINS | SHENANDOAH NATIONAL PARK



DOWNTOWN
CHARLOTTESVILLE

250

PANTOPS
SHOPPING CENTER



CARRIAGE HILL
APARTMENTS
304 Units



250

SENTARA
MARTHA JEFFERSON
CAMPUS

KLUGE-RUHE ABORIGINAL
ART COLLECTION
OF THE UNIVERSITY OF VIRGINIA

Westminster Canterbury
OF THE BLUE RIDGE

ALTOVIEW
APARTMENTS
250 Units

PJP V



PJP III



PJP II

PJP I



42,417 VPD

PJP VI

PJP VII

250

39,281 VPD

2024 Demographics

	5 miles	15 miles	30 miles
Population	98,530	189,037	349,747
Daytime Population	134,562	211,925	349,158
Households	40,529	75,561	140,475
Average Household Income	\$115,172	\$131,573	\$114,632

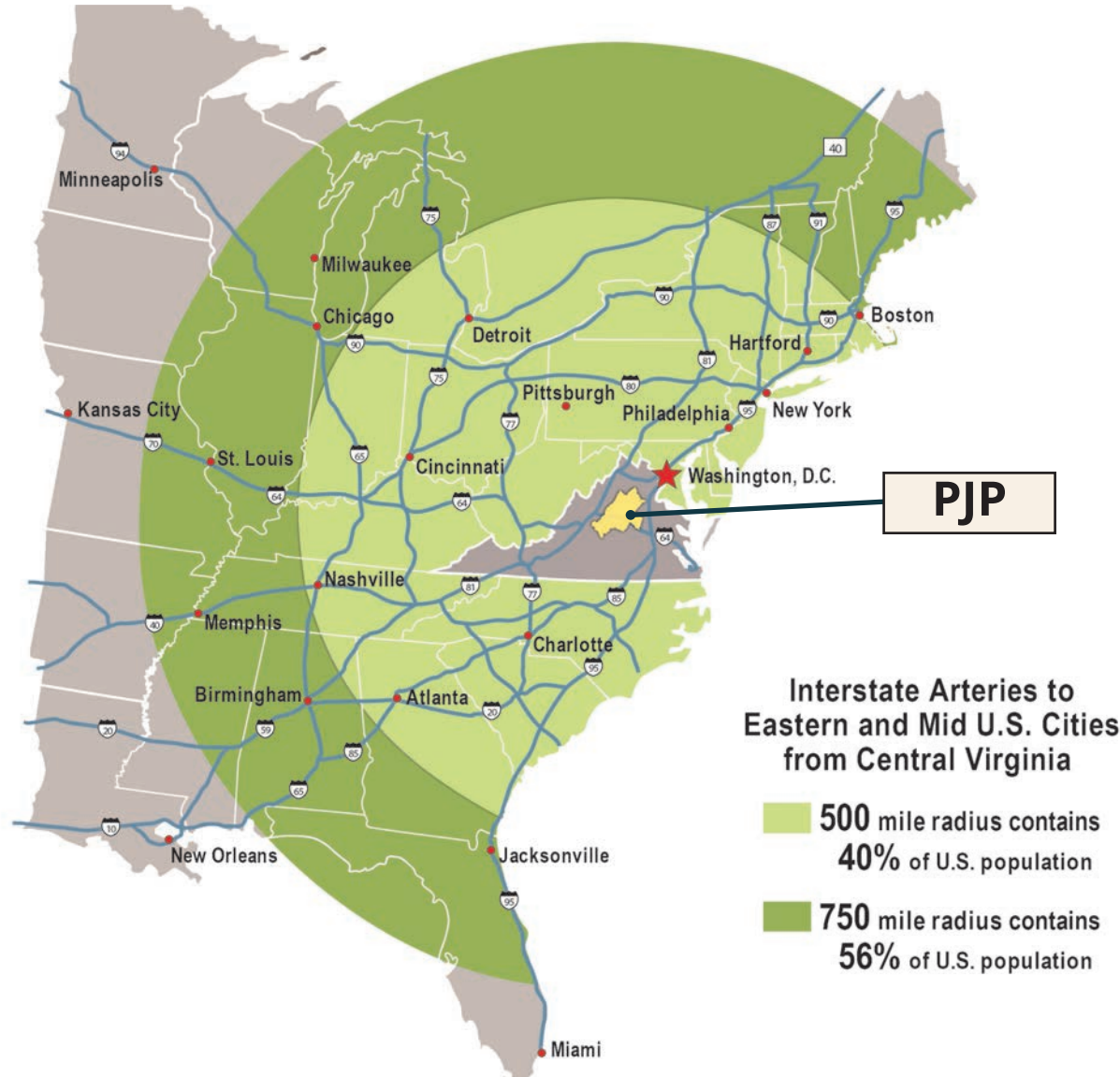
Detailed demographics available upon request



Why Charlottesville

Strategic Location

Charlottesville offers a central Virginia location within 1 hour of Richmond, Virginia and 2 hours of Washington, D.C. Midway between Boston and Atlanta, 40% of the U.S. population is within a 500-mile radius including both of those cities as well as New York, Philadelphia, Charlotte, and Nashville.



No. 5

TOP 100 PLACES TO LIVE

LIVABILITY, 2021

No.25

BEST NATIONAL UNIVERSITY (UVA)

US NEWS & WORLD REPORT, 2022

No. 12

BEST SMALL PLACES FOR BUSINESS & CAREERS

FORBES, 2019

No. 3

TOP 5 HAPPIEST CITIES IN THE US

NATIONAL GEOGRAPHIC, 2017

TOP MEDIUM TOWN

TOP ADVENTURE TOWN

BLUE RIDGE OUTDOORS, 2020

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