

# 1305 Seminole Trail

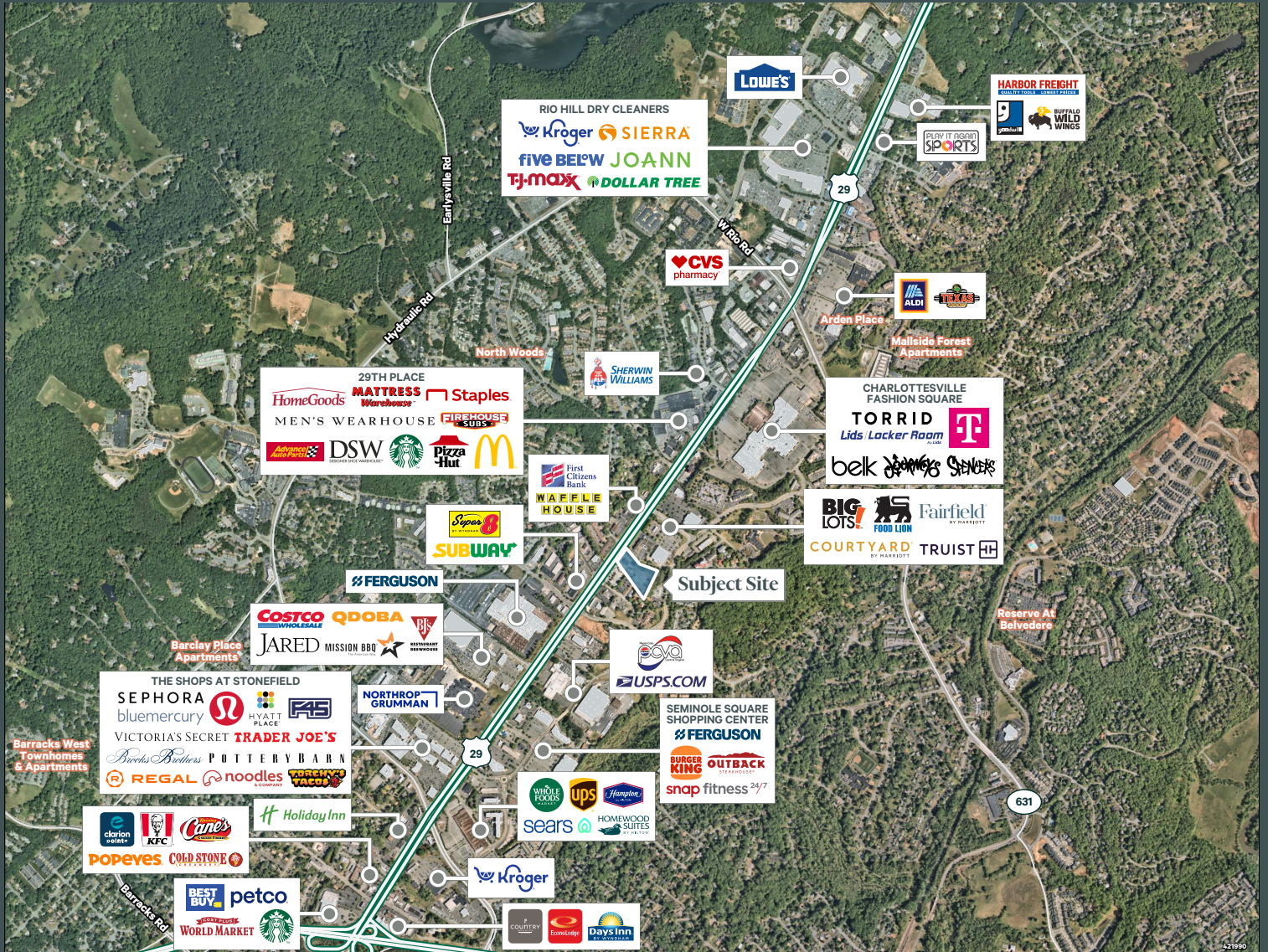
## Located on Route 29

- 1305 Seminole Trail is a 3.7 acre site located on Route 29 in Charlottesville, VA
- Located on heavily traveled Route 29/Seminole Trail, Charlottesville's busiest commercial corridor
- Zoning is C-1
- All utilities to site
- Owner will consider subdividing
- Sale Price: \$4,625,000

1305 Seminole Trail  
Charlottesville, Virginia 22901  
[cbre.us/richmond](http://cbre.us/richmond)

Demographics	1 Mile	3 Mile	5 Mile
Population	13,403	55,584	105,317
Daytime Employees	12,843	72,548	102,607
Avg HH Income	\$92,284	\$113,033	\$118,794
Traffic Counts	57,468 VPD - Seminole Trail (Route 29) & Westfield Road		





## Contact Us

**Jason Hetherington, SIOR**  
Senior Vice President  
+1 804 401 4002  
jason.hetherington@cbre.com

**Brad Lowry**  
Associate  
+1 804 401 4007  
brad.lowry@cbre.com

**CBRE**  
1802 Bayberry Court  
Suite 201  
cbre.us/richmond

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.