



# 1.07 AC ± OF MIXED-USE LAND

405 PREMIER CIRCLE | CHARLOTTESVILLE, VIRGINIA 22901

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Ready for development: 1.07 acres  $\pm$  of land located in an established growth corridor
- Prime development opportunity with flexible zoning, allowing for a wide range of uses
- High visibility site with 333 ft.  $\pm$  of frontage facing heavily trafficked Rt. 29 (53,000 cars/day)
- Ideal for Retail, Medical Office, Flex, Distribution
- Full utilities to site
- Surrounded by dense residential neighborhoods and the many retail, dining and service destinations along the Route 29 corridor
- Less than 10 min. drive from Downtown Charlottesville, University of Virginia, UVA Health System and Charlottesville – Albermarle Airport
- One of the few remaining developable lots of this size fronting Route 29 North

LOT SIZE:	1.07 ACRES $\pm$
TRAFFIC COUNT:	53,000 AADT (ROUTE 29)
ZONING:	NEIGHBORHOOD MODEL DIST.
SALE PRICE:	\$1,450,000



# AERIAL



# LOCAL BIRDSEYE



BJ's RESTAURANT BREWHOUSE

NORTHROP GRUMMA

CLEAN JUICE  
QDOBA

MISSION BBQ

COSTCO WHOLESALE

JARED

RESCUE

SHELL

PET SUPPLIES PLUS

7 ELEVEN

Super 8 BY MYPRIAN

GREENBRIER DR

Wawa

29

EXXON

UNITED BANK

AutoZone

SITE

WESTFIELD RD

PENSKE

SEMINOLE TRL

53,000 AADT

Classic FURNITURE

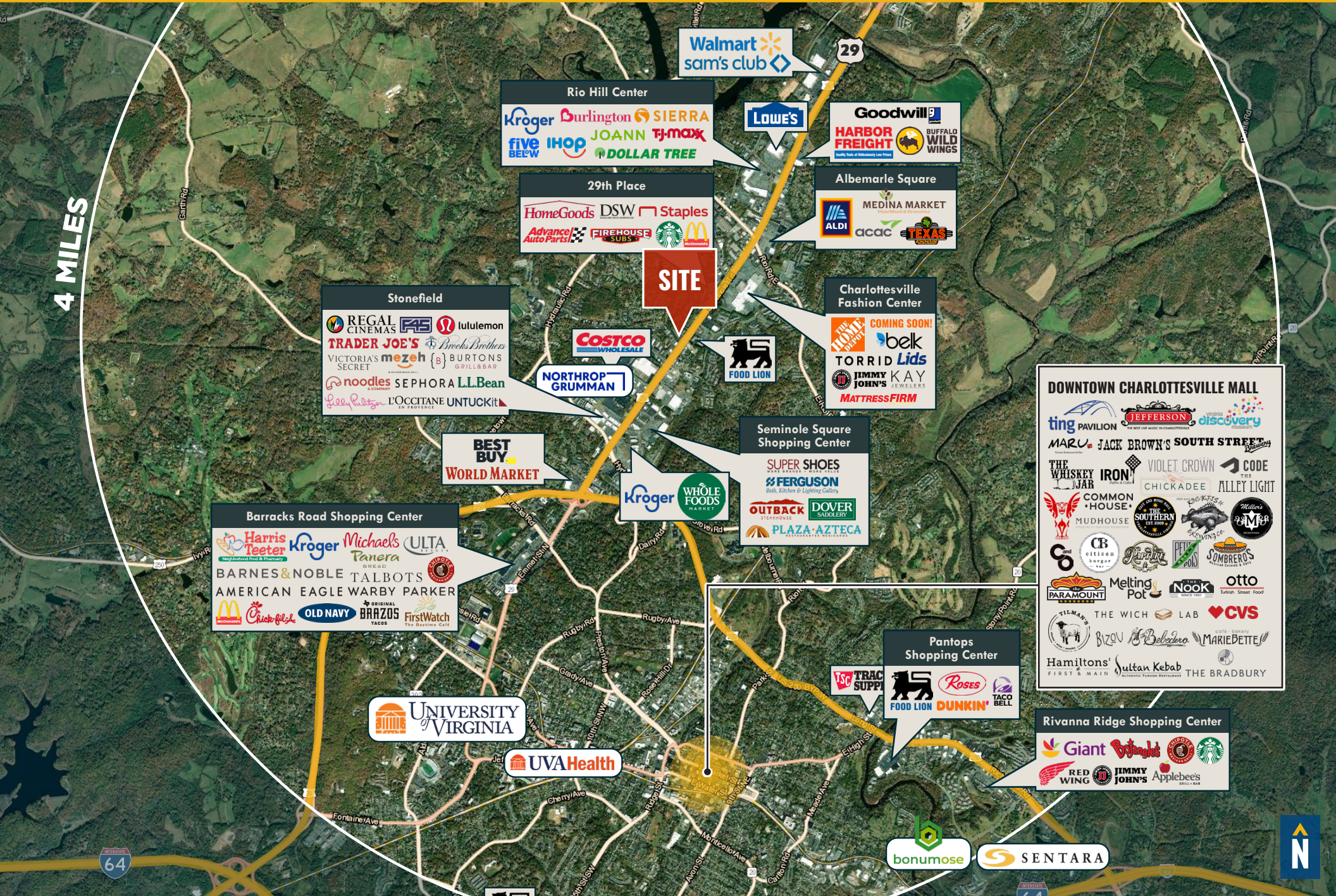
Fairfield BY MARRIOTT

29

N

# CHARLOTTESVILLE TRADE AREA

4 MILES



Walmart  
sam's club

Rio Hill Center  
Kroger Burlington SIERRA  
five IHOP JOANN TJ-maxx  
BECW DOLLAR TREE

LOWE'S

Goodwill  
HARBOR FREIGHT BUFFALO WILD WINGS

29th Place  
HomeGoods DSW Staples  
Advance! Auto Parts FIREHOUSE SUBS Starbucks McDonald's

Albemarle Square  
ALDI MEDINA MARKET  
acac TEXAS

Stonefield  
REGAL CINEMAS lululemon  
TRADER JOE'S Victoria's Secret meze BURTONS GRILL & BAR  
noodles SEPHORA L.L.Bean  
L'Occitane UNTUCKIT

COSTCO WHOLESALE

FOOD LION

Charlottesville Fashion Center  
COMING SOON!  
belk TORRID Lids  
JIMMY JOHN'S KAY JEWELERS  
MATTRESS FIRM

SITE

BEST BUY  
WORLD MARKET

Seminole Square Shopping Center  
Kroger WHOLE FOODS MARKET  
SUPER SHOES FERGUSON  
OUTBACK DOVER SADDLERY  
PLAZA-AZTECA RESTAURANTES Y BOUTIQUE

Barracks Road Shopping Center  
Harris Teeter Kroger Michaels ULTA  
Tanera BARNES & NOBLE TALBOTS  
AMERICAN EAGLE WARBY PARKER  
McDonald's Chick-fil-A OLD NAVY BRAZZOS FirstWatch

UNIVERSITY OF VIRGINIA

UVA Health

Pantops Shopping Center  
TRAC SUPPLY FOOD LION DUNKIN' TACO BELL

DOWNTOWN CHARLOTTESVILLE MALL  
ting PAVILION JEFFERSON discovery  
MARU JACK BROWN'S SOUTH STREET  
THE WHISKEY IRON VIOLET CROWN CODE  
JAR CHICKADEE ALLEY LIGHT  
COMMON HOUSE MUDHOUSE THE SOUTHERN  
MILLER'S THE SOUTHERN SOMBROS  
MELTING POT THE NOOK otto  
PARAMOUNT THE WICH LAB CVS  
BIZOU Belizera MARIEPETTE  
Hamiltons' Sultan Kebab THE BRADBURY

Rivanna Ridge Shopping Center  
Giant Botolph's Starbucks  
RED WING JIMMY JOHN'S Applebees

bonumose

SENTARA



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



13,233

56,127

105,198

## DAYTIME POPULATION



19,402

94,065

145,015

## AVERAGE HOUSEHOLD INCOME



\$89,260

\$119,734

\$123,566

## NUMBER OF HOUSEHOLDS



5,930

23,289

43,153

## MEDIAN AGE

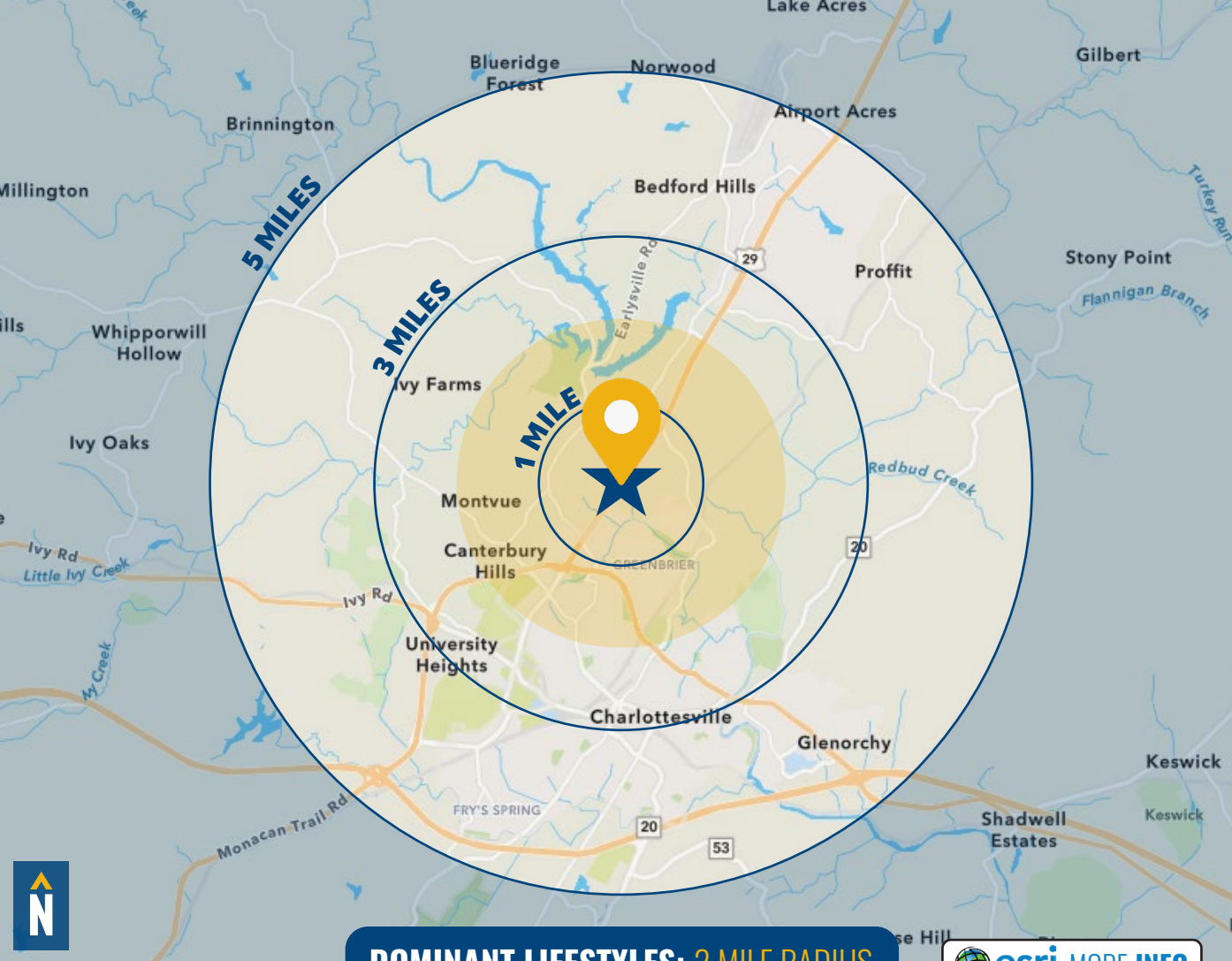


37.9

31.9

32.7

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

16%

URBAN CHIC



MEDIAN

AGE: 41.9

HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

14%

CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

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.

12%

YOUNG AND RESTLESS



MEDIAN

AGE: 31.4

HH INCOME: \$56,258

These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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