



4.92 AC \pm OF LI-ZONED LAND

640-650 HUNTERS PLACE | CHARLOTTESVILLE, VIRGINIA 22911

FOR
**GROUND
LEASE**

CAN BE
COMBINED
OR LEASED
SEPARATELY



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4.92 acres \pm of LI-zoned land for ground lease
- Located within the “Hunters Hall” professional area, neighboring a mix of established office, warehouse, and service-oriented businesses
- Situated on the north side of Richmond Road (Route 250), one of Charlottesville’s primary eastern gateways
- Approximately one mile from the I-64 interchange, providing rapid logistics and transit connections to Richmond, Waynesboro, and the Shenandoah Valley
- Site is generally level and optimized for industrial or commercial pad development
- Parcels can be leased individually for smaller-scale projects or combined to support a larger footprint
- LI zoning is one of Albemarle County’s most flexible and sought-after designations

LOT SIZE:	2.44 AC \pm (640 HUNTERS PL)
	2.48 AC \pm (650 HUNTERS PL)
ZONING:	LI (LIGHT INDUSTRIAL)
RENTAL RATE:	NEGOTIABLE



LOCAL BIRDSEYE



CHARLOTTESVILLE



FAITH CHRISTIAN ACADEMY

RICHMOND RD
250



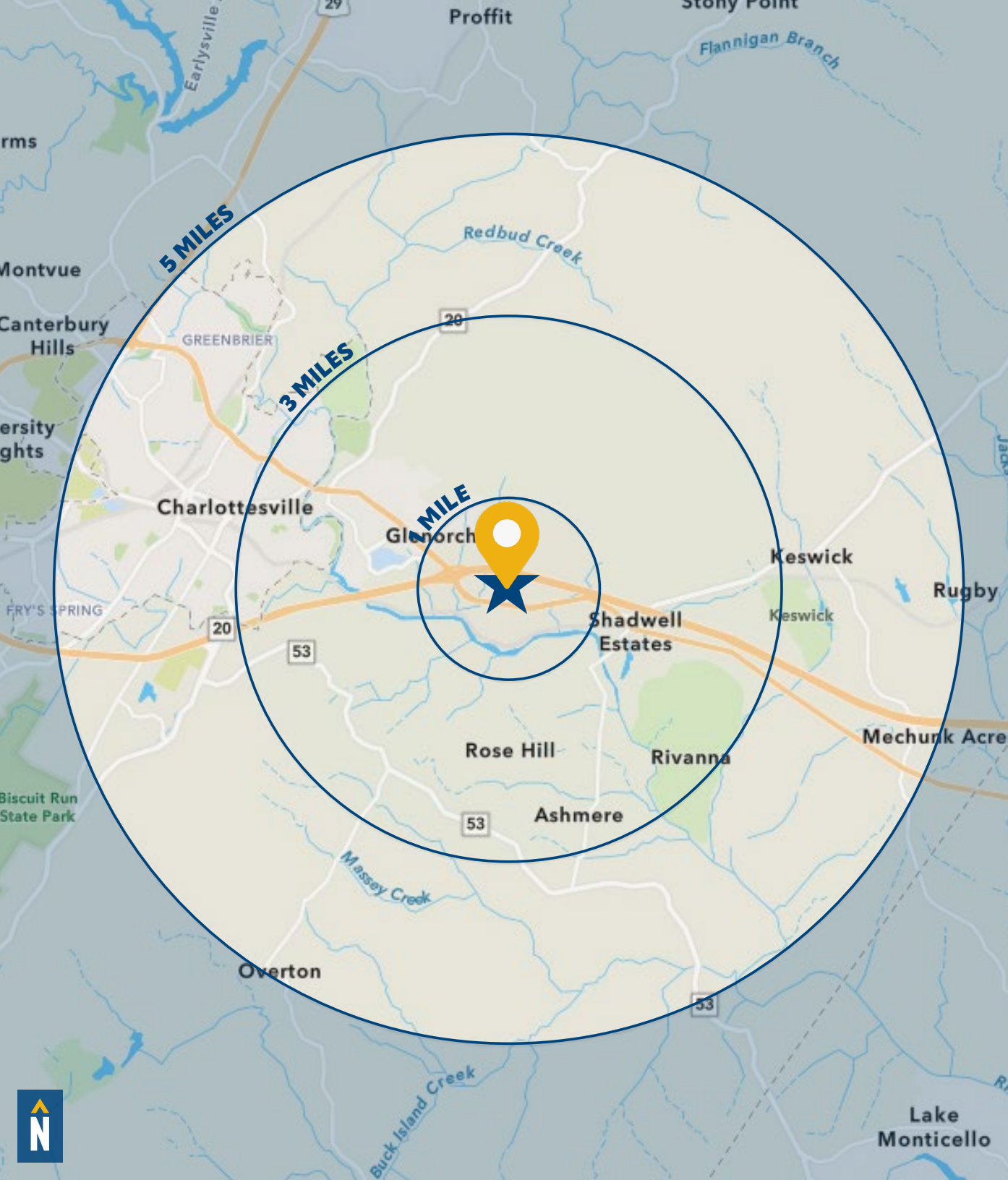
HUNTERS WAY



The map displays the following locations and businesses:

- Walmart**, **Sam's Club**
- Rio Hill Center**: Kroger, Burlington, Sierra, Five Below, IHOP, Joann, TJ Maxx, Dollar Tree
- 29th Place**: HomeGoods, DSW, Staples, Advance Auto Parts, Firehouse Subs, Starbucks, McDonald's
- Stonefield**: Regal Cinemas, FS, lululemon, Trader Joe's, Victoria's Secret, Brooks Brothers, Noodles, Sephora, L.L. Bean, L'Occitane, Untuckit
- Albemarle Square**: ALDI, Medina Market, acac, Texas
- Charlottesville Fashion Center**: belk, Jimmy John's, Torrid, Mattress Firm, Lids
- Seminole Square Shopping Center**: Super Shoes, Ferguson, Outback Steakhouse, Dover Saddlery, Plaza Azteca
- Barracks Road Shopping Center**: Harris Teeter, Kroger, Michaels, Ulta, Barnes & Noble, Talbots, American Eagle, Warby Parker, McDonald's, Chick-fil-A, Old Navy, Brazos, First Watch
- University of Virginia**, **UVA Health**
- Pantops Shopping Center**: Food Lion, Dunkin', Roses, Taco Bell
- Rivanna Ridge Shopping Center**: Giant, Vons, Red Wing, Jimmy John's, Applebee's
- 5th Street Station**: Wegmans, Alamo, Sally Beauty, PetSmart, Marshalls, Planet Fitness, Dick's Sporting Goods, Arepas, Krusty Kreme, Dollar Tree, Panera, Timberwood Tap House
- Downtown Charlottesville Mall**: Ting Pavilion, Jefferson, Discovery, Maru, Jack Brown's, South Street, The Whiskey Jar, Violet Crown, Code, Common House, Chickadee, Allet Light, Mudhouse, The Southern, Sombra's, Otto, The Wiche, Lab, CVS, Bizon, Belvedere, Marie Petre, Hamilton's, Sultan Kebab, The Bradbury
- Other locations**: Bonumose, Sentara, Monticello, Highland, Carter Mountain Orchard, Food Lion, Goodwill, Lowe's, Harbor Freight, Buffalo Wild Wings, ALDI, Medina Market, acac, Texas, belk, Jimmy John's, Torrid, Mattress Firm, Lids, Super Shoes, Ferguson, Outback Steakhouse, Dover Saddlery, Plaza Azteca, Harris Teeter, Kroger, Michaels, Ulta, Barnes & Noble, Talbots, American Eagle, Warby Parker, McDonald's, Chick-fil-A, Old Navy, Brazos, First Watch, University of Virginia, UVA Health, Wegmans, Alamo, Sally Beauty, PetSmart, Marshalls, Planet Fitness, Dick's Sporting Goods, Arepas, Krusty Kreme, Dollar Tree, Panera, Timberwood Tap House, Bonumose, Sentara, Monticello, Highland, Carter Mountain Orchard, Food Lion, Goodwill, Lowe's, Harbor Freight, Buffalo Wild Wings, ALDI, Medina Market, acac, Texas, belk, Jimmy John's, Torrid, Mattress Firm, Lids, Super Shoes, Ferguson, Outback Steakhouse, Dover Saddlery, Plaza Azteca





DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



230

14,730

62,504

DAYTIME POPULATION



744

21,520

92,278

AVERAGE HOUSEHOLD INCOME



\$176,875

\$131,315

\$125,412

NUMBER OF HOUSEHOLDS



73

7,095

27,239

MEDIAN AGE



43.5

42.9

34.9

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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