



# 4.92 AC ± OF LI-ZONED LAND

640-650 HUNTERS PLACE | CHARLOTTESVILLE, VIRGINIA 22911

FOR  
GROUND  
LEASE

CAN BE  
COMBINED  
OR LEASED  
SEPARATELY



# 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 TRADE AREA



# 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

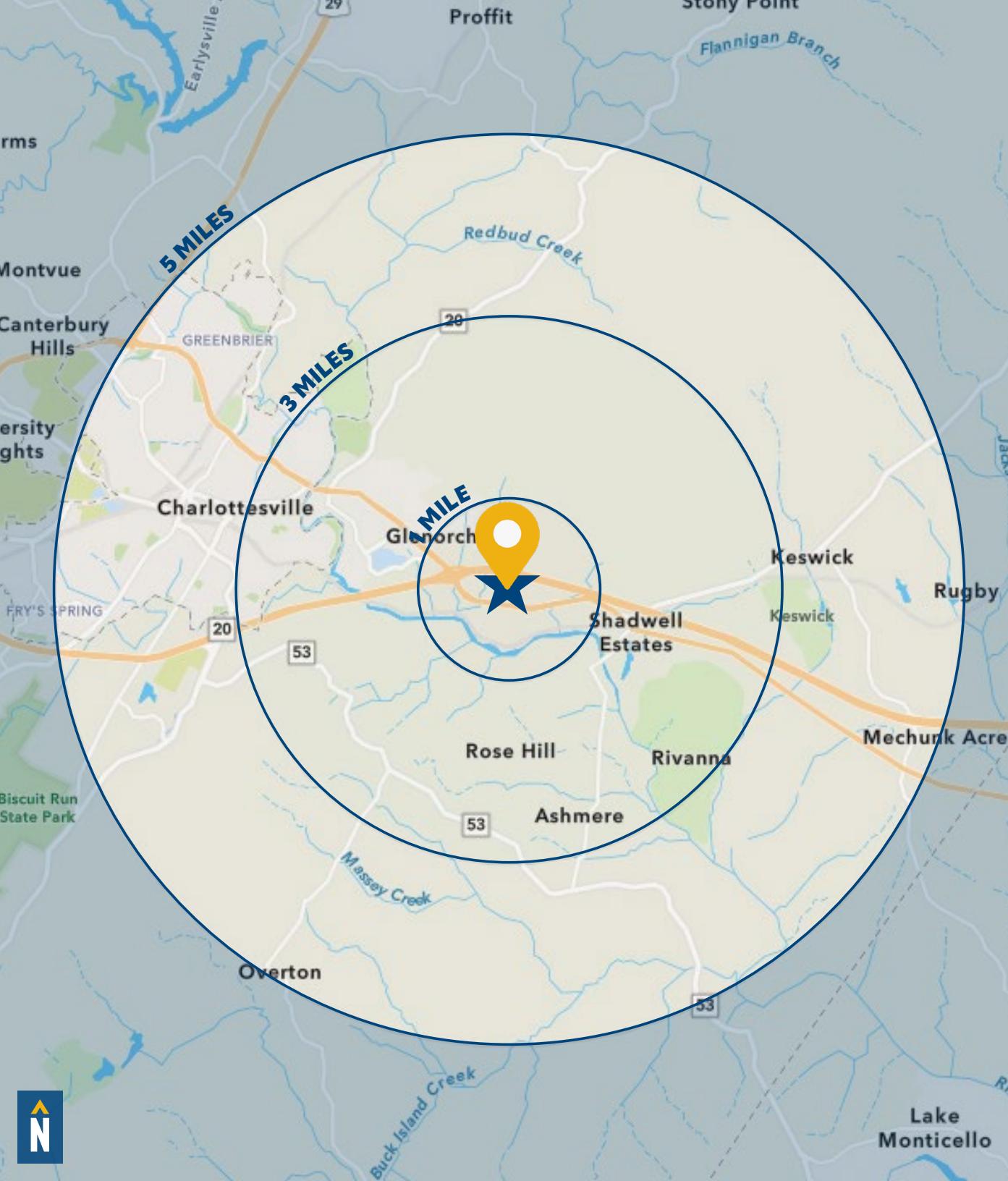


43.5

42.9

34.9

FULL DEMOS REPORT



# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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