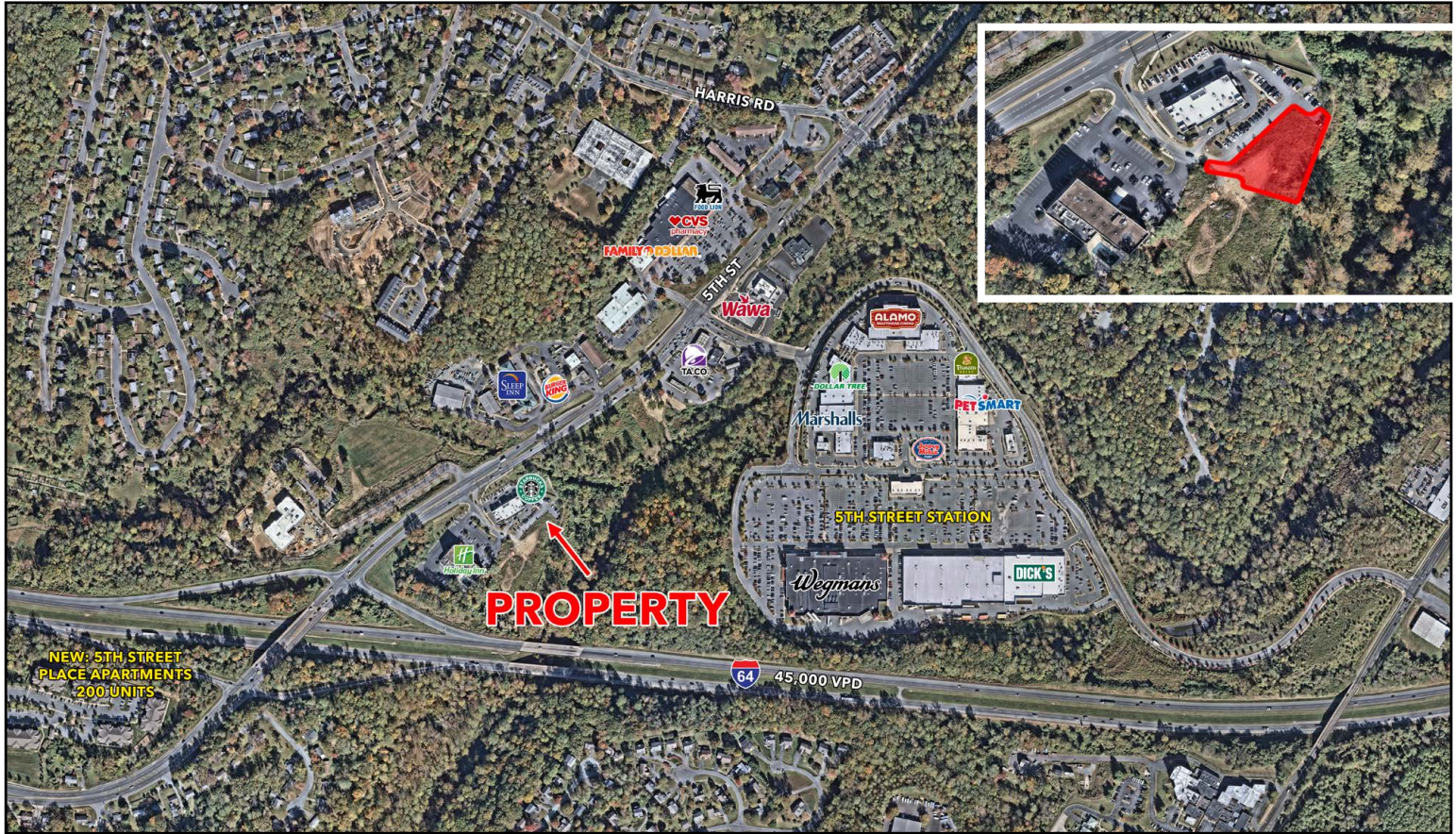


FOR SALE: Commercial 0.65 Acre Parcel Adjacent to Starbucks

5th Street Quick Access off Interstate 64

(540) 849-9020
www.trianglerealtors.net



5th Street SW | Charlottesville, VA 22903

PROPERTY HIGHLIGHTS

- 0.65 Acres Adjacent Starbucks
- Property is rough graded with utilities and ready to go
- Owner will also consider doing a build-to-suit
- Conveniently located between I-64 and entrance to 5th St Station (Wegmans)
- Between I-64 and New 5th Street Station (Wegmans, Dick's, Field & Stream, Alamo Theater)
- UVA is rated the #2 Top Public University and the #5 Undergraduate Business School with 33,328 students, faculty and staff
- Spending power: \$8.8 billion annual retail expenditures
- Call Broker for additional details
- Offered at \$1,500,000

MORE INFORMATION

Triangle Realtors
Peter H. Wray, *Principal Broker*

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Staunton, VA 24401

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DEMOGRAPHICS

Within 15 minutes of New Development

	2025	2030 (Projected)
Population	83,596	84,120
Avg HH Income	\$116,343	\$129,661
Total Households	34,123	34,737