

# FOR SALE

## 600 E. Water Street

Charlottesville, VA 22902

RARE HISTORIC PROPERTY



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CUSHMAN &  
WAKEFIELD

**THALHIMER**

# PROPERTY OVERVIEW



## SIZE

- 14,500 SF
- 0.545 ACRES



## FEATURES

- Rare historic property – former C&O Train Station converted to office
- Prime Downtown location with parking
- Owner Occupant or Investment opportunity – existing tenants can sign long term lease or vacate
- Well-appointed interiors with large windows, historic features, interior kitchenettes, and skylights
- Multi-tenant building that features both small and large office suites
- Zoned NX-10 providing a multitude of use options



Located in the Heart of Downtown Charlottesville



Owner Occupant Opportunity



Onsite Parking Lot



Zoned NX-10



Just steps from the Historic Downtown Mall

# PROPERTY DEMOGRAPHICS



## 104,974

3 MILE DAYTIME POPULATION



## \$93,500

1 MILE AVERAGE HOUSEHOLD INCOME



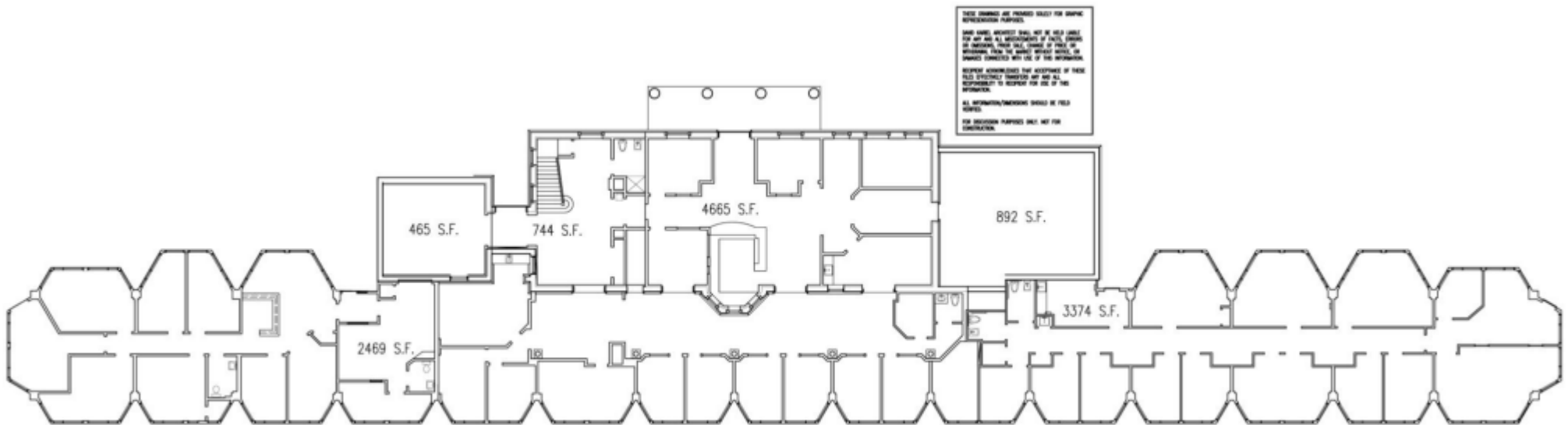
## 79.8%

5 MILE EDUCATION SOME COLLEGE & ABOVE

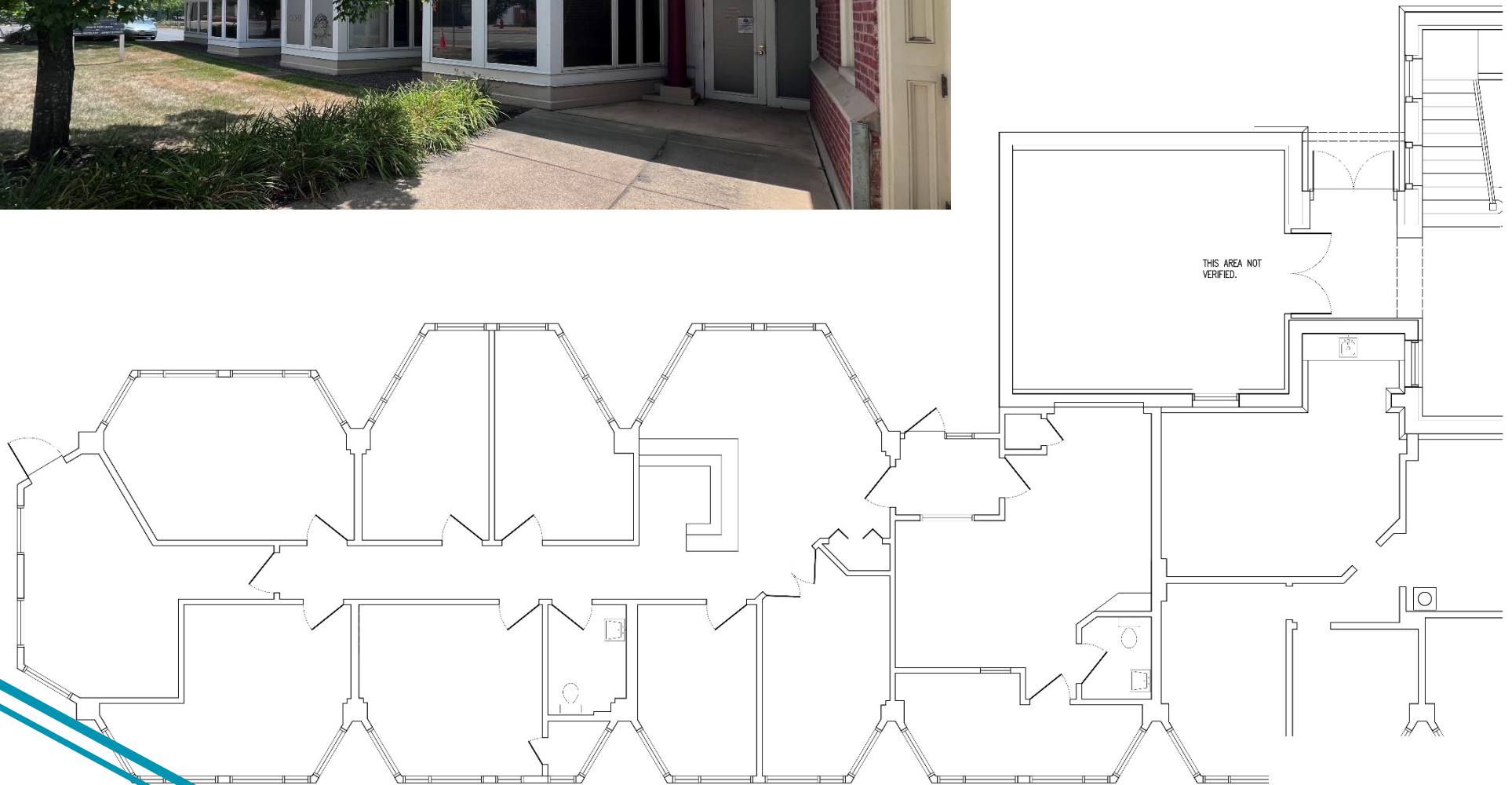
	1 Mile	3 Mile	5 Mile
2023 Total Population	16,238	77,805	100,989
2028 Projected Population	16,401	78,652	102,132
2023 Households	7,753	31,697	41,348
2023 Education Some College & Above	72.6%	79.5%	79.8%
2023 Average Household Income	\$103,103	\$110,105	\$115,910
2023 Median Household Income	\$66,756	\$73,150	\$77,216
2023 Daytime Population	24,290	104,974	134,829
2023 Median Age	36.3	30.0	32.2

# FLOOR PLAN

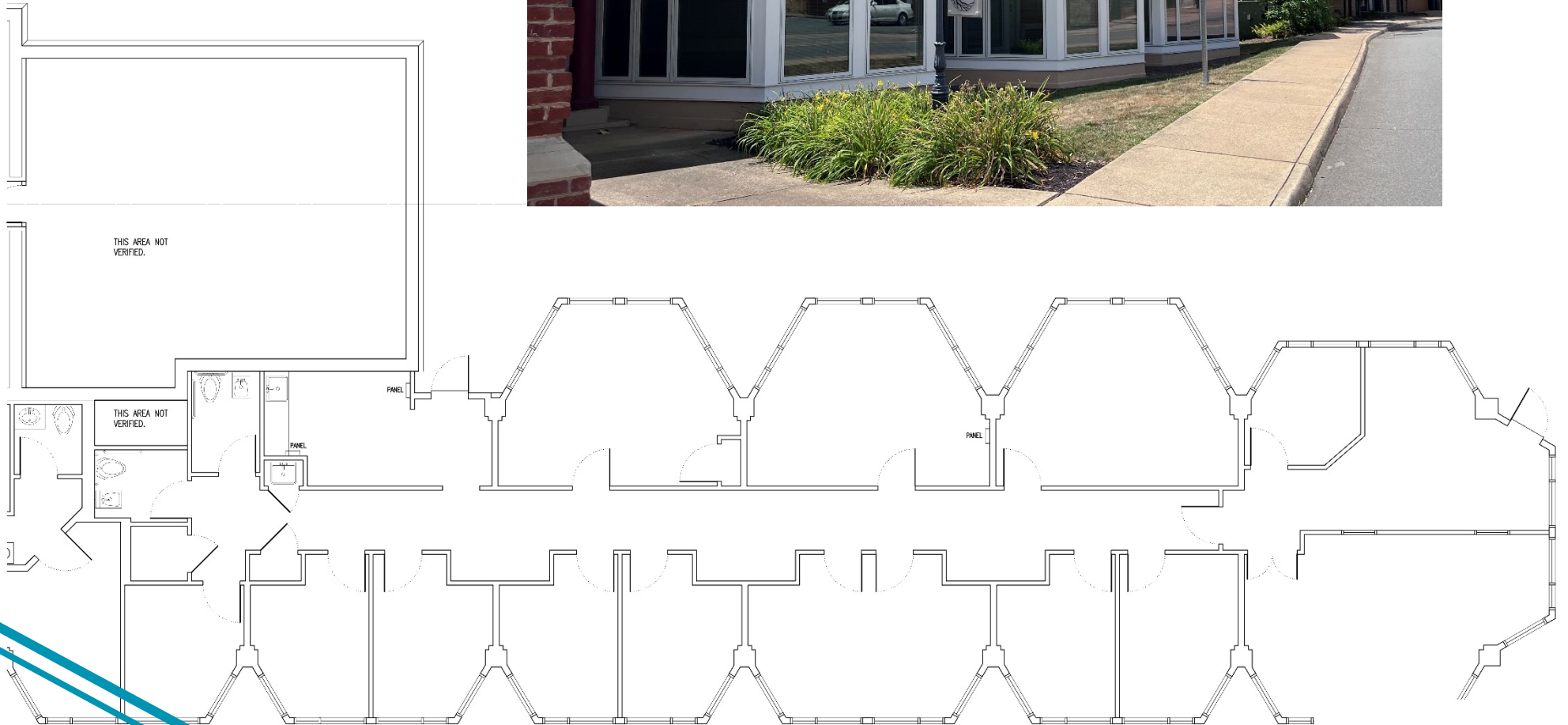
## ENTIRE FIRST FLOOR



# EAST WING



# WEST WING

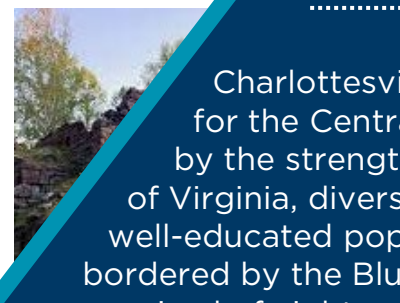
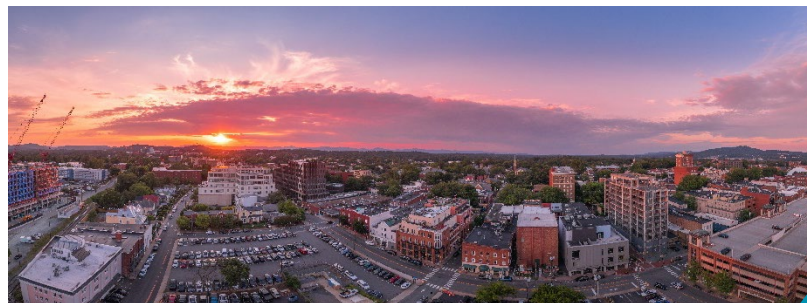


# PROPERTY AERIAL

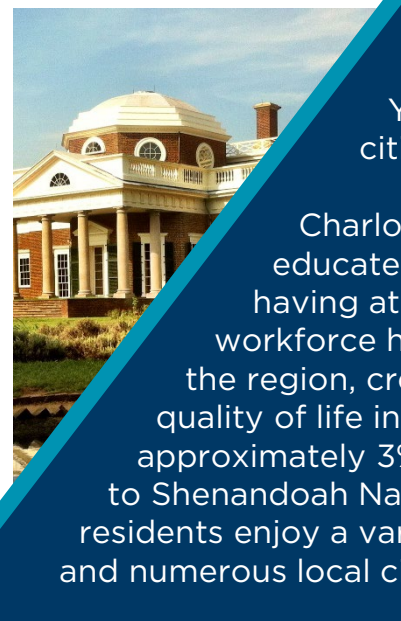




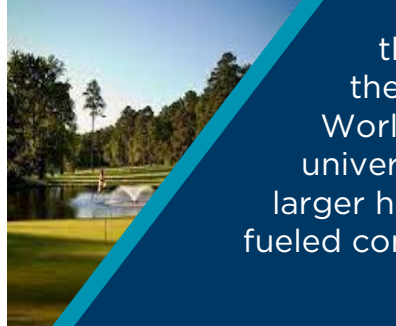
# THE CHARLOTTESVILLE APPEAL



Charlottesville is the economic anchor for the Central Virginia region - powered by the strength of top-ranked University of Virginia, diverse industries, and well-educated population. The MSA is bordered by the Blue Ridge Mountains and is comprised of eight neighboring counties and the City of Charlottesville. The area offers a modern regional airport with direct flights to Chicago, New York, and Atlanta, as well as access to surrounding cities via Interstate 64 and Route 29.



Charlottesville is home to an exceptionally skilled and educated workforce with over 40% of the MSA's population having at least a Bachelor's degree. The quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. The overall quality of life in Charlottesville benefits from a cost of living that is approximately 3% above the national average. With close proximity to Shenandoah National Park and the Monticello Wine Region, area residents enjoy a variety of outdoor activities, award-winning vineyards, and numerous local cideries, breweries, and restaurants.

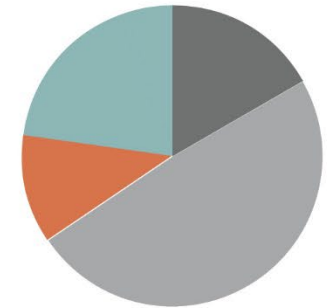


A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia. Founded by Thomas Jefferson in 1819, the Academical Village and Jefferson's home at Monticello are registered UNESCO World Heritage Sites. The University consistently ranks as one of the top five public universities in the country. Continued expansion of the University and the area's larger healthcare facilities, continue to provide strong economic growth that has fueled commercial and residential growth in the city's core and surrounding counties.





ROTUNDA AT UVA



*Budget*

- 49.1% | PATIENT SERVICES
- 17.2% | TUITION & FEES
- 22.6% | OTHER OPERATING REVENUES
- 11.1% | FEDERAL/STATE GRANTS & CONTRACTS

**#1** HOSPITAL IN VIRGINIA  
NEWSWEEK, 2022

**#1** BEST COLLEGE IN VIRGINIA  
MONEY MAGAZINE, 2022

**#1** BEST VALUE PUBLIC COLLEGE  
PRINCETON REVIEW, 2022

**#3** BEST PUBLIC NATIONAL UNIVERSITY  
U.S. NEWS & WORLD REPORT, 2023

**#1** BEST LAW SCHOOL  
U.S. NEWS & WORLD REPORT, 2023

## CHARLOTTESVILLE OVERVIEW

Charlottesville is the economic anchor for the Central Virginia region and powered by the strength of top-ranked University of Virginia. Bordered by the Blue Ridge Mountains to the west, Charlottesville is home to an exceptionally skilled and educated workforce, due to the presence of two community colleges and the University of Virginia. Nearly 40% of the Charlottesville MSA's population has at least a Bachelor's degree and the quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia, founded by Thomas Jefferson in 1825 and consistently listed as one of the top five public universities in the country. Economic growth has been strong in the area over the last 20 years and with continued expansion of the University and the area's larger healthcare facilities, further commercial and residential growth has continued to expand outward from the core of the city.

**17,000**  
 UNDERGRADUATE STUDENTS  
(ON GROUNDS)

**8,700**  
 GRADUATE & PROFESSIONAL STUDENTS  
(ON GROUNDS)

**17,000**  
 TOTAL STAFF



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## SALE INFORMATION

### CONTACT

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