



# FLEX/INDUSTRIAL BUILDING

1311 CARLTON AVENUE | CHARLOTTESVILLE, VIRGINIA 22902

FOR  
SALE



# PROPERTY OVERVIEW

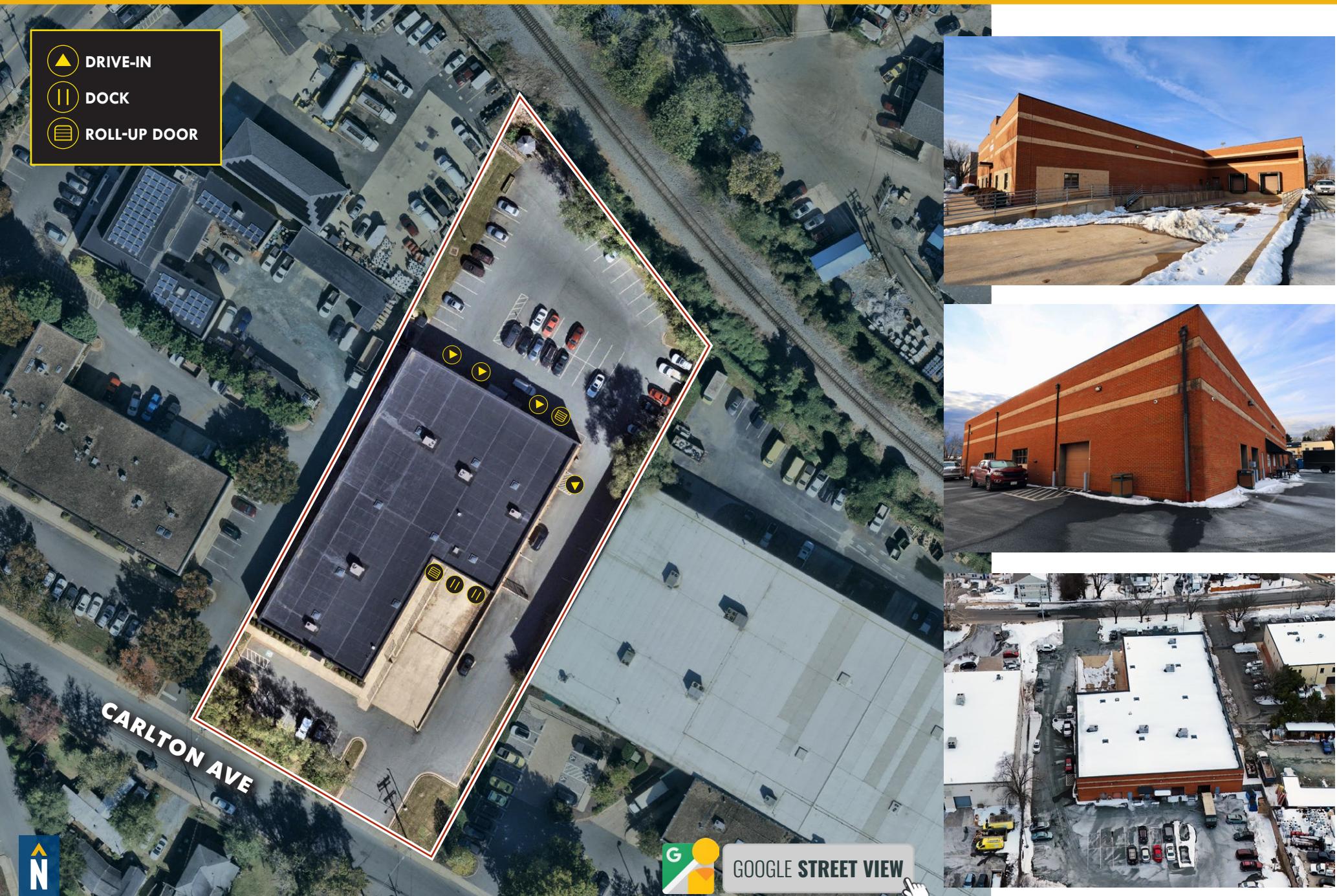
## HIGHLIGHTS:

- 27,000 SF  $\pm$  flex/industrial building situated on 1.68 acres  $\pm$  with direct frontage on Carlton Ave
- 6,000 SF  $\pm$  of office space (2 mezzanine levels)
- 2 docks, 4 drive-ins and multiple roll-up doors
- Fully conditioned
- Major systems have been proactively maintained/ upgraded (roof replaced in 2012; HVAC replaced in 2023, new LED lighting installed in 2019)
- Dedicated parking lot with 58 parking spaces
- Situated in the heart of Charlottesville with convenient access to I-64 and Route 250

|                 |                           |
|-----------------|---------------------------|
| BUILDING SIZE:  | 27,000 SF $\pm$           |
| LOT SIZE:       | 1.68 ACRES $\pm$          |
| CEILING HEIGHT: | 27' $\pm$                 |
| LOADING:        | 2 DOCKS, 4 DRIVE-INS      |
| PARKING:        | 58 SURFACE SPACES         |
| ZONING:         | CX-3 (CORRIDOR MIXED-USE) |
| SALE PRICE:     | NEGOTIABLE                |



# AERIAL



# FLOOR PLAN

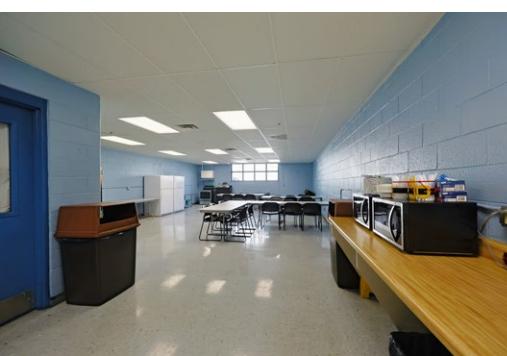
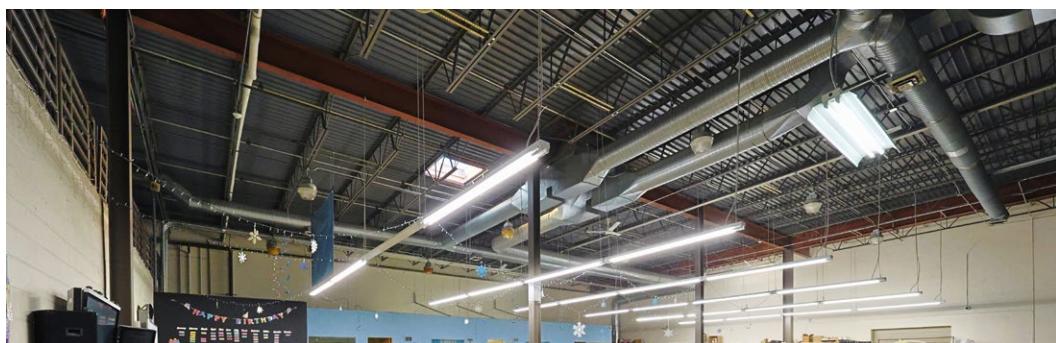
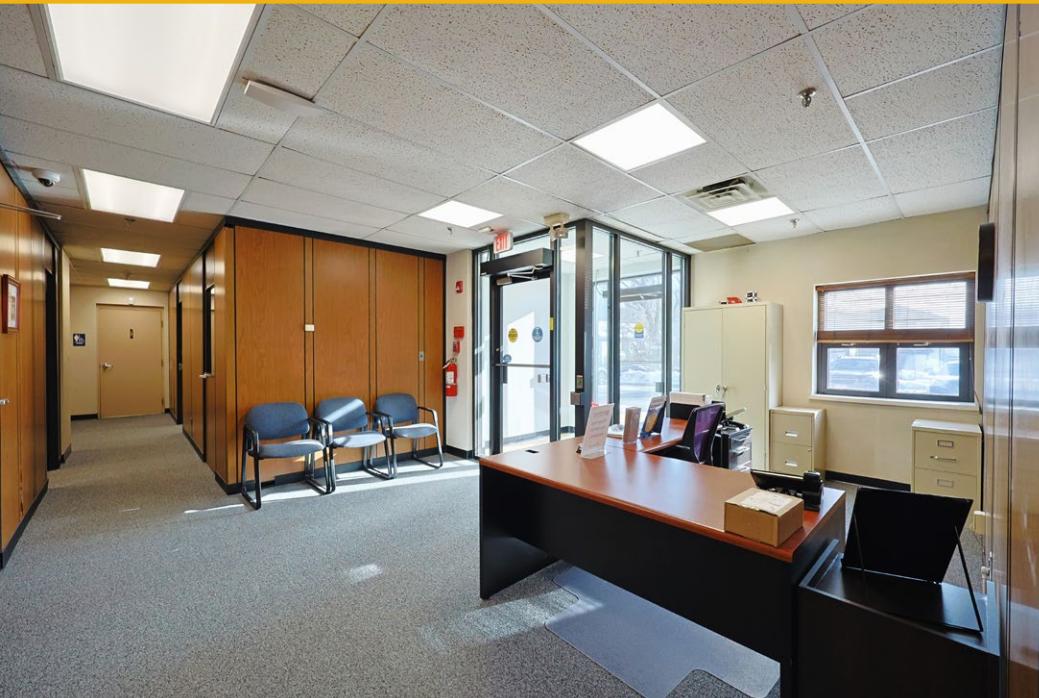
 DRIVE-IN
  DOCK
  ROLL-UP DOOR



Note: For illustrative purposes only. Drawing is not to scale, and should not be used for planning purposes. Any and all measurements should be verified in the field.



# INTERIOR PHOTOS



# LOCAL BIRDSEYE



# CHARLOTTESVILLE TRADE AREA



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



10,439

65,211

99,512

## DAYTIME POPULATION



19,726

96,235

141,255

## AVERAGE HOUSEHOLD INCOME



\$112,732

\$115,074

\$118,728

## NUMBER OF HOUSEHOLDS



5,135

26,372

41,175

## MEDIAN AGE



38.1

29.6

32.2

FULL DEMOS REPORT



# FOR MORE INFO CONTACT:



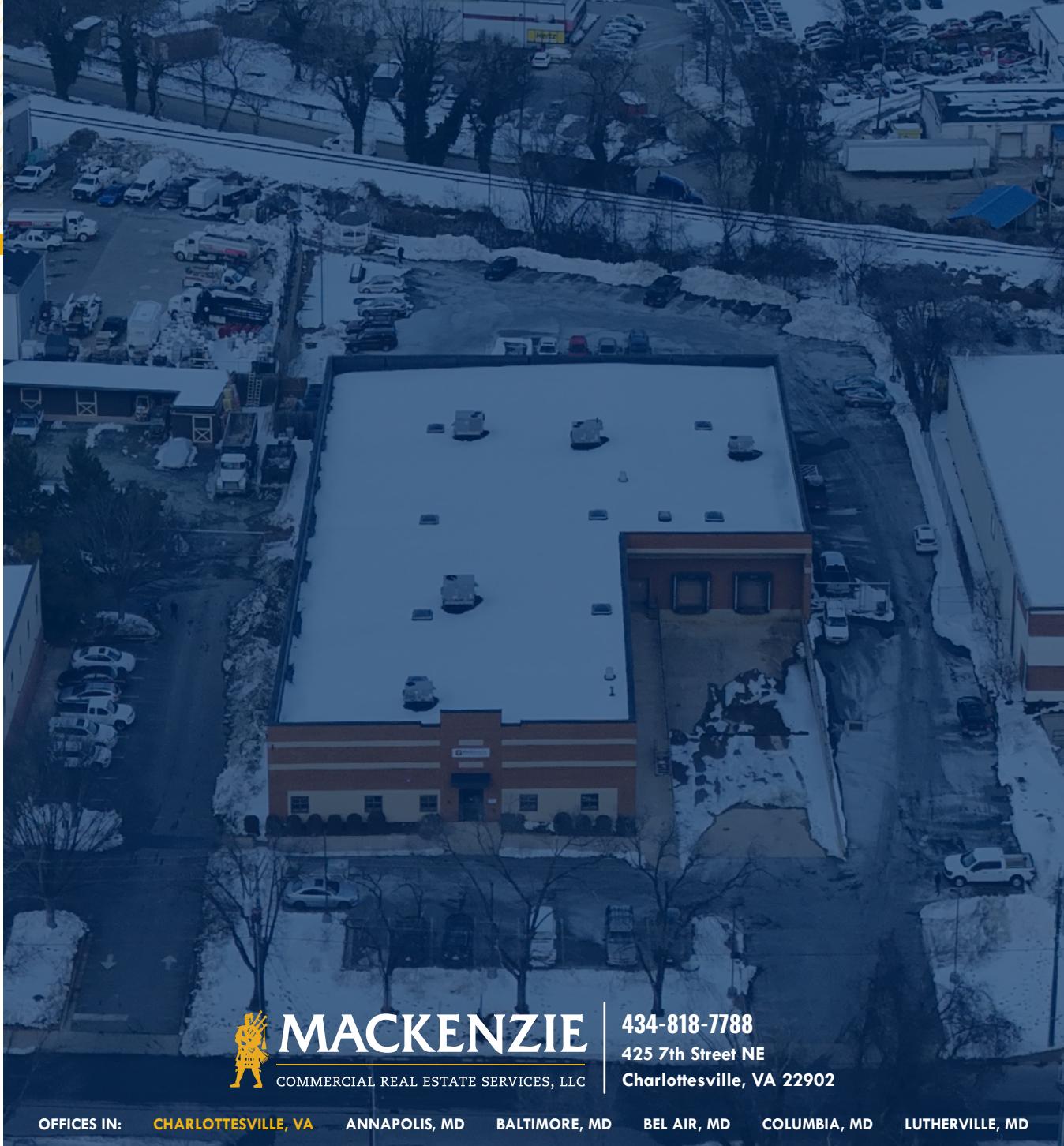
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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