



# FLEX/INDUSTRIAL BUILDING

1311 CARLTON AVENUE | CHARLOTTESVILLE, VIRGINIA 22902

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# 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



GOOGLE STREET VIEW



# FLOOR PLAN

 DRIVE-IN

 DOCK

 ROLL-UP DOOR

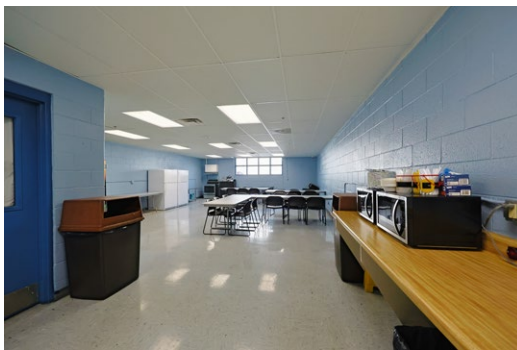
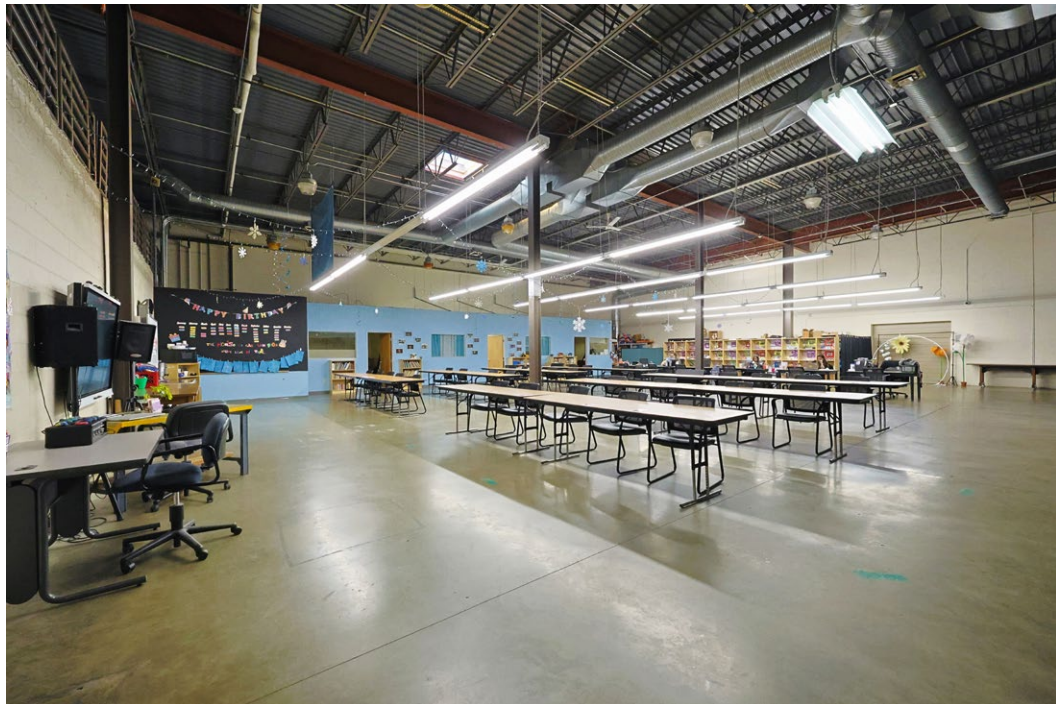
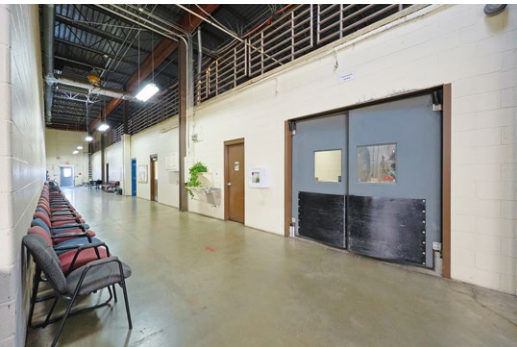
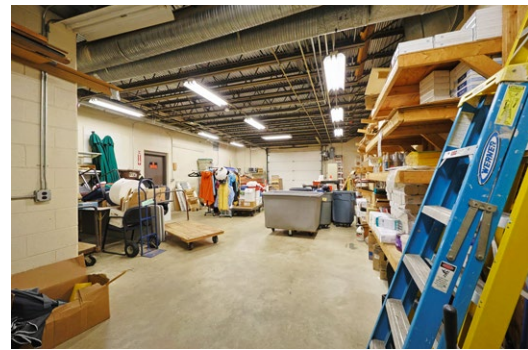
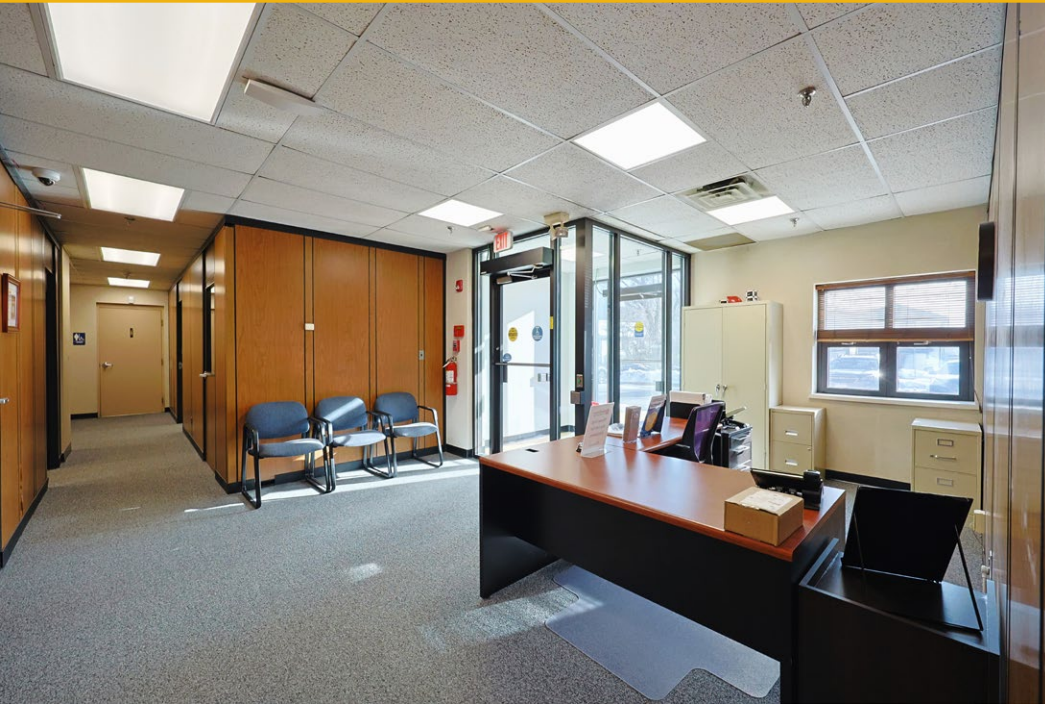


Note: For illustrative purposes only. Drawing is not to scale, and should not be used for planning purposes. Any and all measurements should be verified in the field.



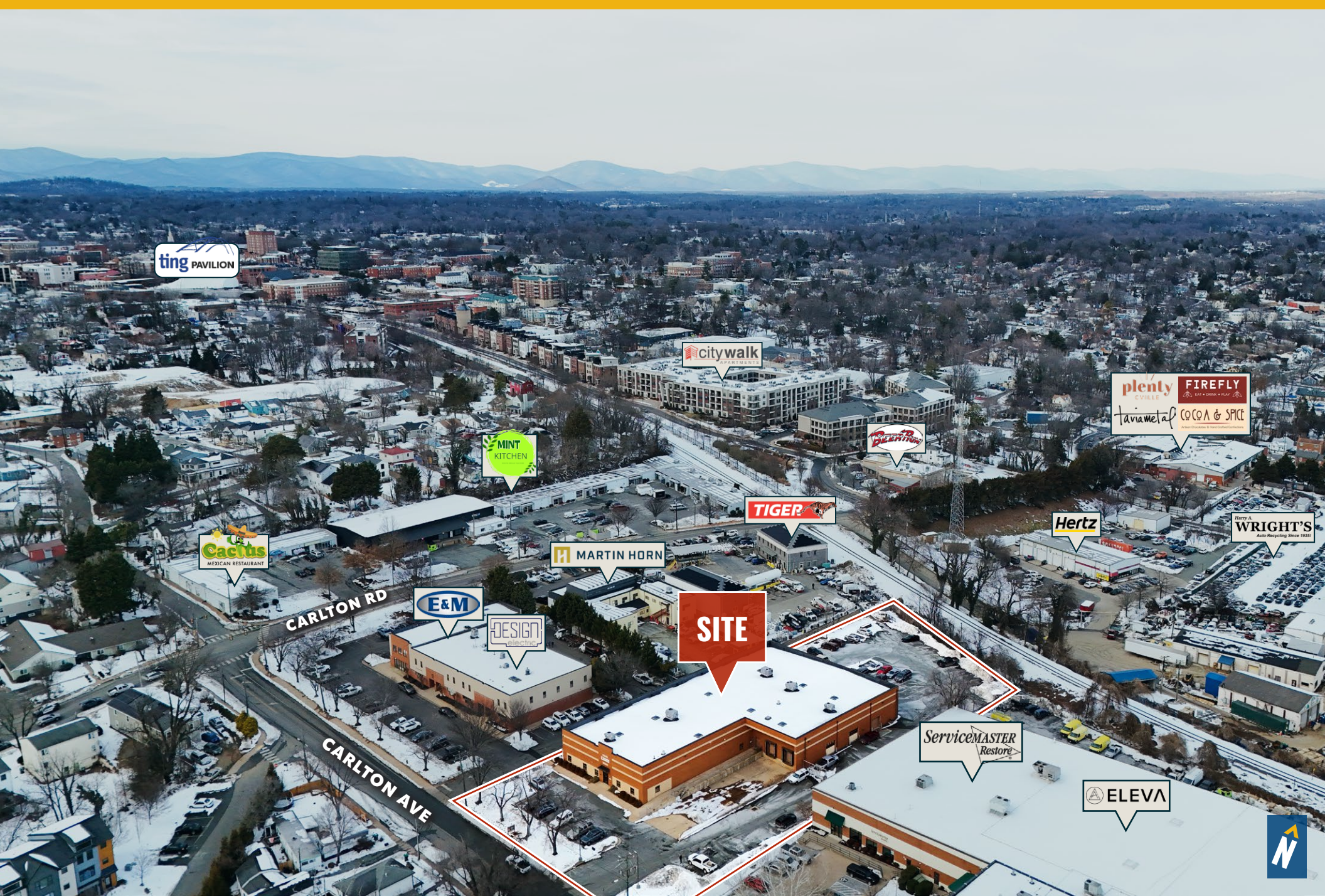


# INTERIOR PHOTOS





# LOCAL BIRDSEYE



ting PAVILION

citywalk APARTMENTS

MINT KITCHEN

Cactus MEXICAN RESTAURANT

CARLTON RD

E&M

DESIGN

MARTIN HORN

TIGER

SITE

CARLTON AVE

REBEL

plenty CIVIL  
tavi metal COCOA & SPICE

FIREFLY

Hertz

WRIGHT'S Auto Recycling Since 1980

ServiceMASTER Restore

ELEVA





[illegible]



# 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

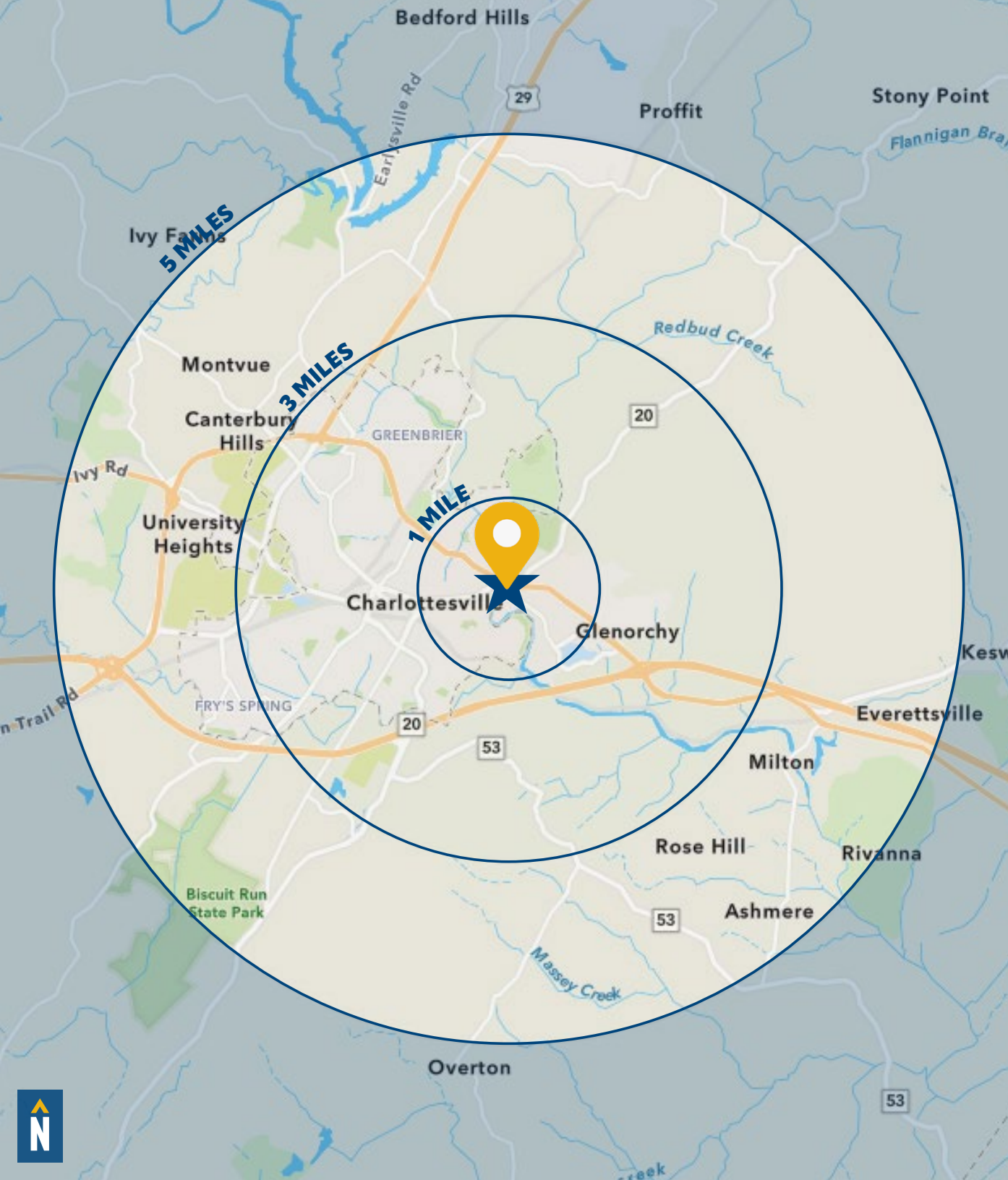


38.1

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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