



# LAND OPPORTUNITY

4819-4831 SEMINOLE TRAIL | CHARLOTTESVILLE, VIRGINIA 22911

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 4.08 acre  $\pm$  commercial property improved by a 3,655 SF  $\pm$  former restaurant building and two (2) single family homes totaling 1,636 SF  $\pm$
- Significant long-term appreciation potential for investors/developers (property could support higher density development if re-zoned)
- Located on Seminole Trail (Route 29), offering great visibility (750+ ft. of frontage) and a massive daily traffic count (56,000  $\pm$  cars/day)
- Ample on-site parking
- Next to future Astra Zeneca manufacturing site
- Close proximity to University of Virginia, UVA Health System, downtown Charlottesville, and numerous established retail centers
- Seminole Trail is a high-growth corridor and is experiencing significant commercial and residential development

LOT SIZE:	4.08 ACRES $\pm$ (2 PARCELS)
BUILDING SIZE:	3,655 SF $\pm$ (FORMER RESTAURANT)
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



# AERIAL



# MARKET AERIAL



**CHO AIRPORT**

**WASHINGTON, DC**

**DOWNTOWN CHARLOTTESVILLE**

**4.0 MILES / 6 MIN. DRIVE**

**RIVANNA STATION / ASTRA ZENECA SITE**

**105 MILES / 1 HR. 30 MIN. DRIVE**

**SITE**

**15 MILES**

**11.7 MILES / 15 MIN. DRIVE**

**MONTICELLO**

**1.2 MILES / 3 MIN. DRIVE**

**RICHMOND INTERNATIONAL AIRPORT**

**19.8 MILES / 26 MIN. DRIVE**

**89.7 MILES / 1 HR. 30 MIN. DRIVE**



# DEMOGRAPHICS

2025

RADIUS: **3 MILES** **5 MILES** **10 MILES**

## RESIDENTIAL POPULATION



9,933

28,040

90,915

## DAYTIME POPULATION



8,556

23,201

91,363

## AVERAGE HOUSEHOLD INCOME



\$130,248

\$147,712

\$133,918

## NUMBER OF HOUSEHOLDS



3,723

10,632

37,153

## MEDIAN AGE

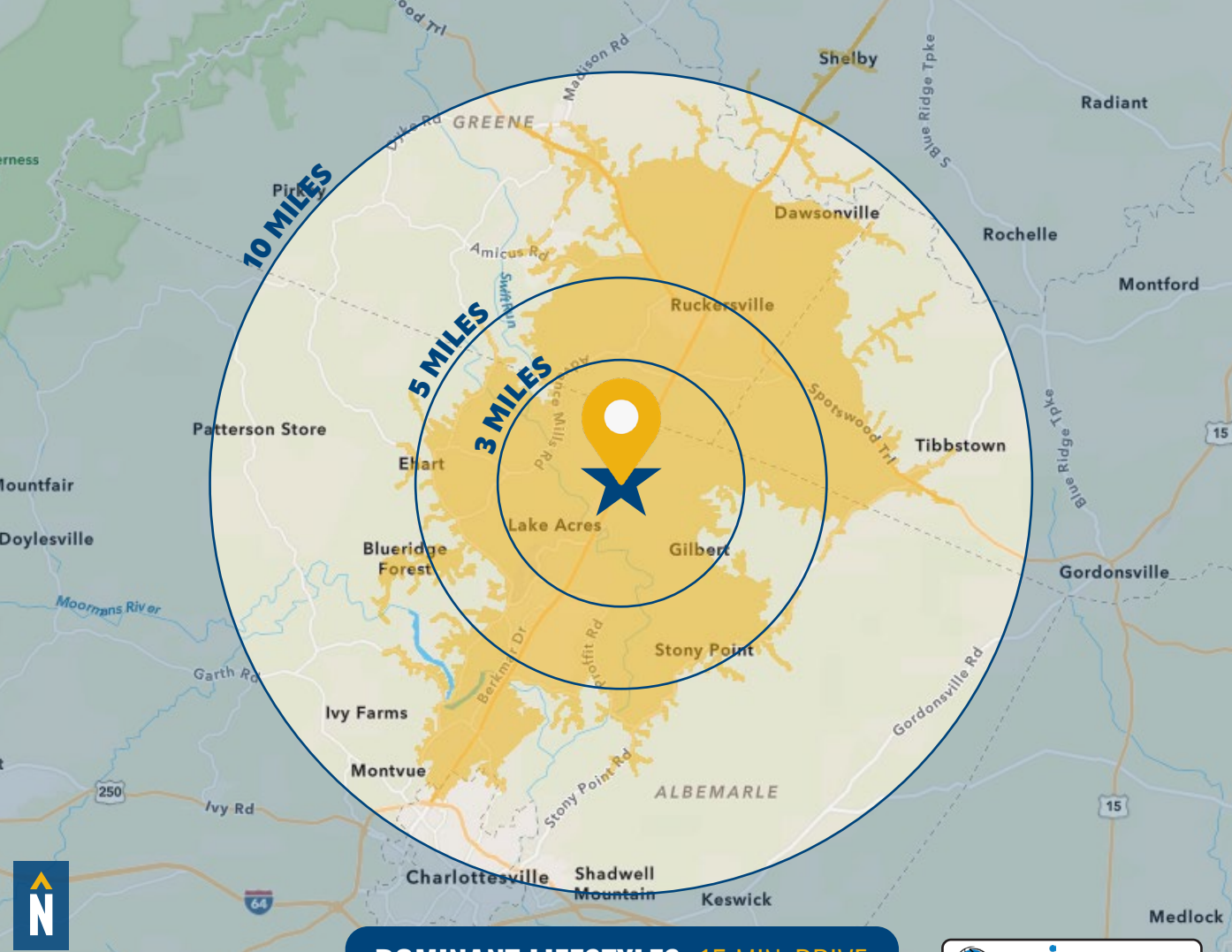


39.5

41.7

40.7

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 15 MIN. DRIVE**

[esri MORE INFO](#)

**23%** SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

**19%** FLOURISHING FAMILIES



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

**11%** CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

# FOR MORE INFO **CONTACT:**



**SAM ORR**

EXECUTIVE VICE PRESIDENT

**202.345.8394**

[SAM.ORR@mackenziecommercial.com](mailto:SAM.ORR@mackenziecommercial.com)



**BRIAN THOMAS**

REAL ESTATE ADVISOR

**202.734.9726**

[BTHOMAS@mackenziecommercial.com](mailto:BTHOMAS@mackenziecommercial.com)



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**434-818-7788**

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.