



2363 COMMONWEALTH DRIVE

CHARLOTTESVILLE, VIRGINIA 22901

FOR
SALE



**INVESTMENT
OPPORTUNITY!**

TENANT IN PLACE
UNTIL 6/30/2030



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2-story, 5,097 SF $\pm$ flex building
 - » 1st Floor: 2,147 SF $\pm$
 - » 2nd Floor: 2,950 SF $\pm$
- Significant 2024/2025 redevelopment
- Modernized interior including updated plumbing, ADA-compliant restrooms on both levels, and new wood/vinyl flooring throughout
- Rare outdoor space featuring an adjacent fenced grass area and dedicated side yard, providing a secure and expansive outdoor play area
- Parking lot with a dedicated circulation pattern
- 100% Leased to Rita's Bright Beginnings, LLC, an established local early education provider (LXD 6/30/2030 with a 5-year renewal option)
- Ideal corner lot situated off Commonwealth Drive with easy access to major commuter corridors
- Excellent visibility and accessibility within one of Charlottesville's established commercial and residential arteries



ENTRANCE



BUILDING SIZE:

5,097 SF $\pm$

LOT SIZE:

.53 ACRES $\pm$

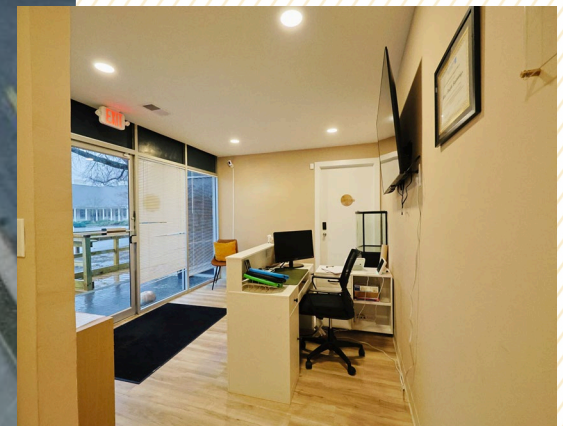
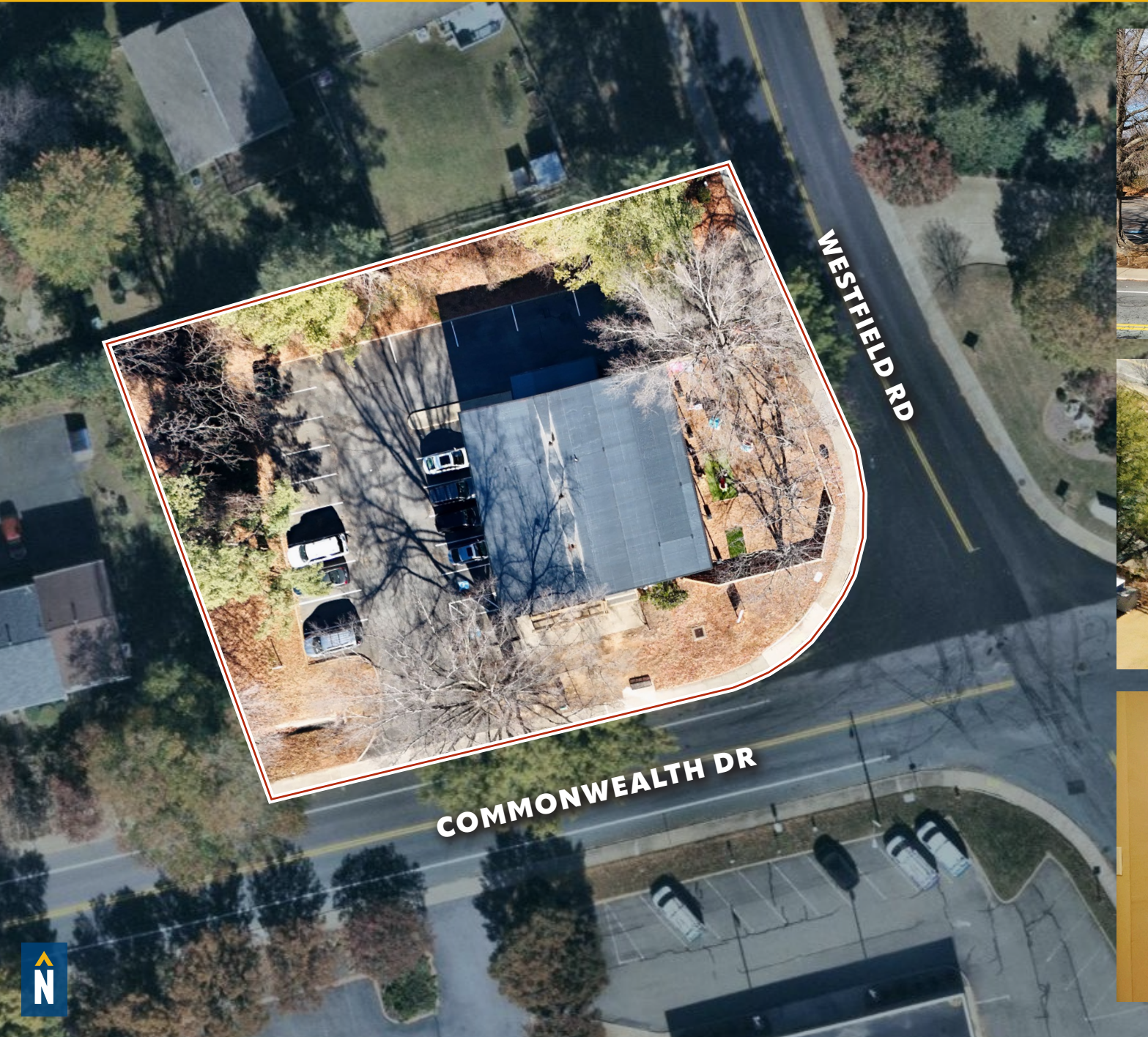
ZONING:

COMMERCIAL OFFICE

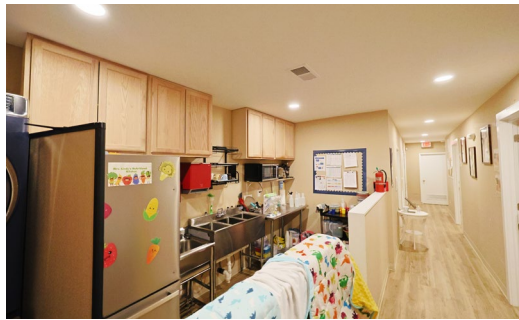
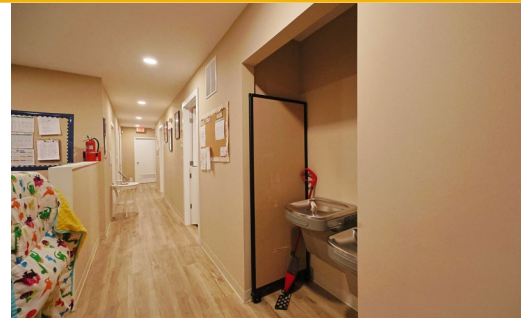
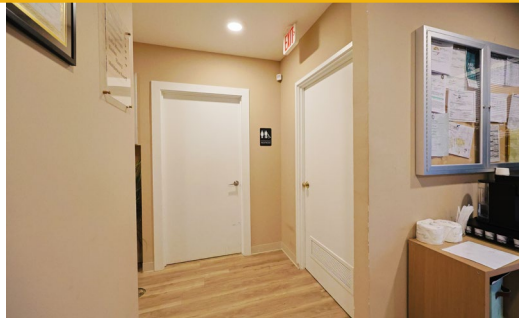
SALE PRICE:

\$2,000,000

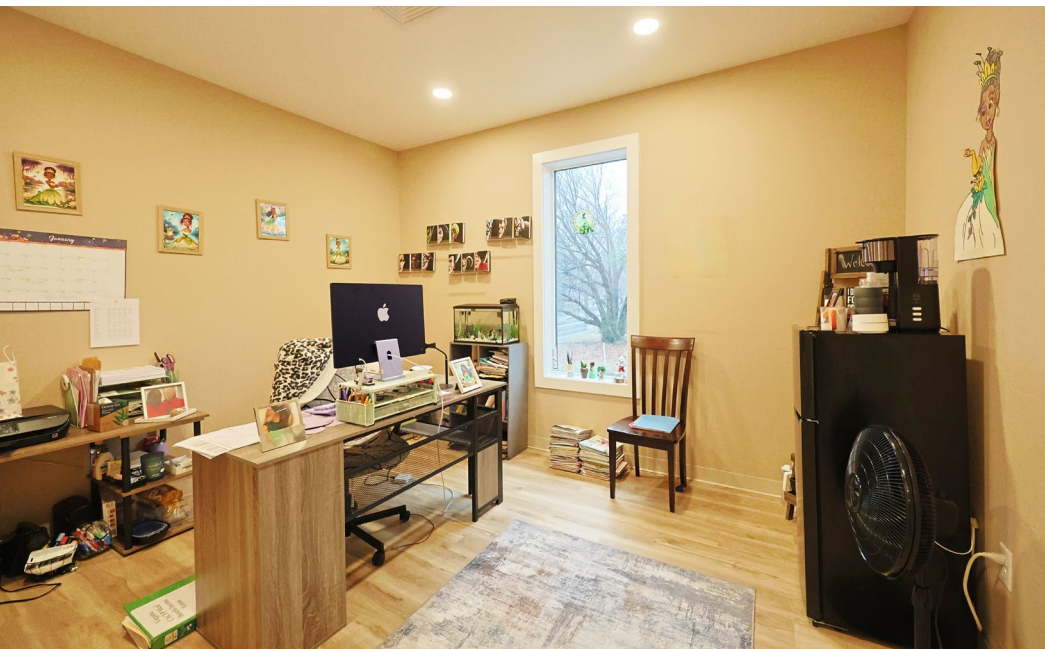
AERIAL



INTERIOR PHOTOS: 1ST FLOOR



INTERIOR PHOTOS: 2ND FLOOR



LOCAL BIRDSEYE



29

SEMINOLE TRAIL 54,000 AADT

WESTFIELD RD

GREENBRIER DR

COMMONWEALTH DR

ADAPT

UNITED BANK

EXXON

AutoZone

Wawa

PET SUPPLIES PLUS

Super 8

Shell

Guadalupe's Mexican Restaurant

7 ELEVEN

K RESCUE

Veterinary

vca animal hospitals

Classic Furniture ESSENTIALS

UNITED STATES POSTAL SERVICE

PIERS

OUTBACK

JARED

HOMESUITES

Hampton

BJS RESTAURANT BREWHOUSE

MISSION BBQ

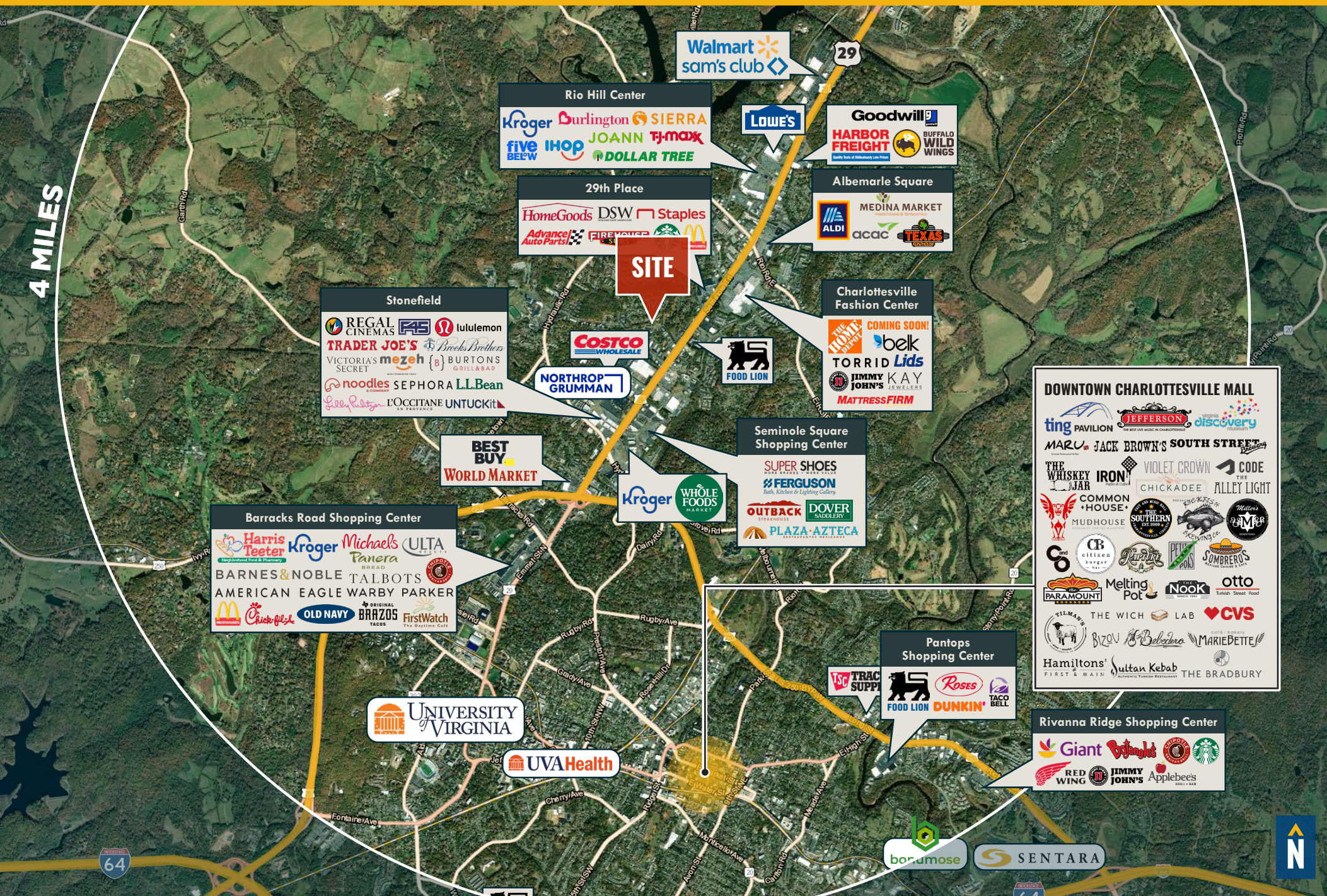
CLEAN JUICE QDOBA

NORTHROP GRUMMAN

COSTCO WHOLESALE



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,548

54,620

104,730

DAYTIME POPULATION



19,409

77,994

144,582

AVERAGE HOUSEHOLD INCOME



\$83,511

\$120,229

\$123,826

NUMBER OF HOUSEHOLDS



6,103

22,442

42,950

MEDIAN AGE



37.1

31.7

32.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

16%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

12%

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.

12%

YOUNG AND RESTLESS

MEDIAN

AGE: 31.4

HH INCOME: \$56,258



These predominantly young residents tend to live alone, with roommates, or as cohabitating couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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