

FOR SALE

Land Redevelopment Opportunity

1706 Monticello Road
Charlottesville, VA 22902



7.7± ACRES

ROUTE 20 - 16,200 VPD



24,800 VPD

EXIT 121



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

FOR MORE INFORMATION:

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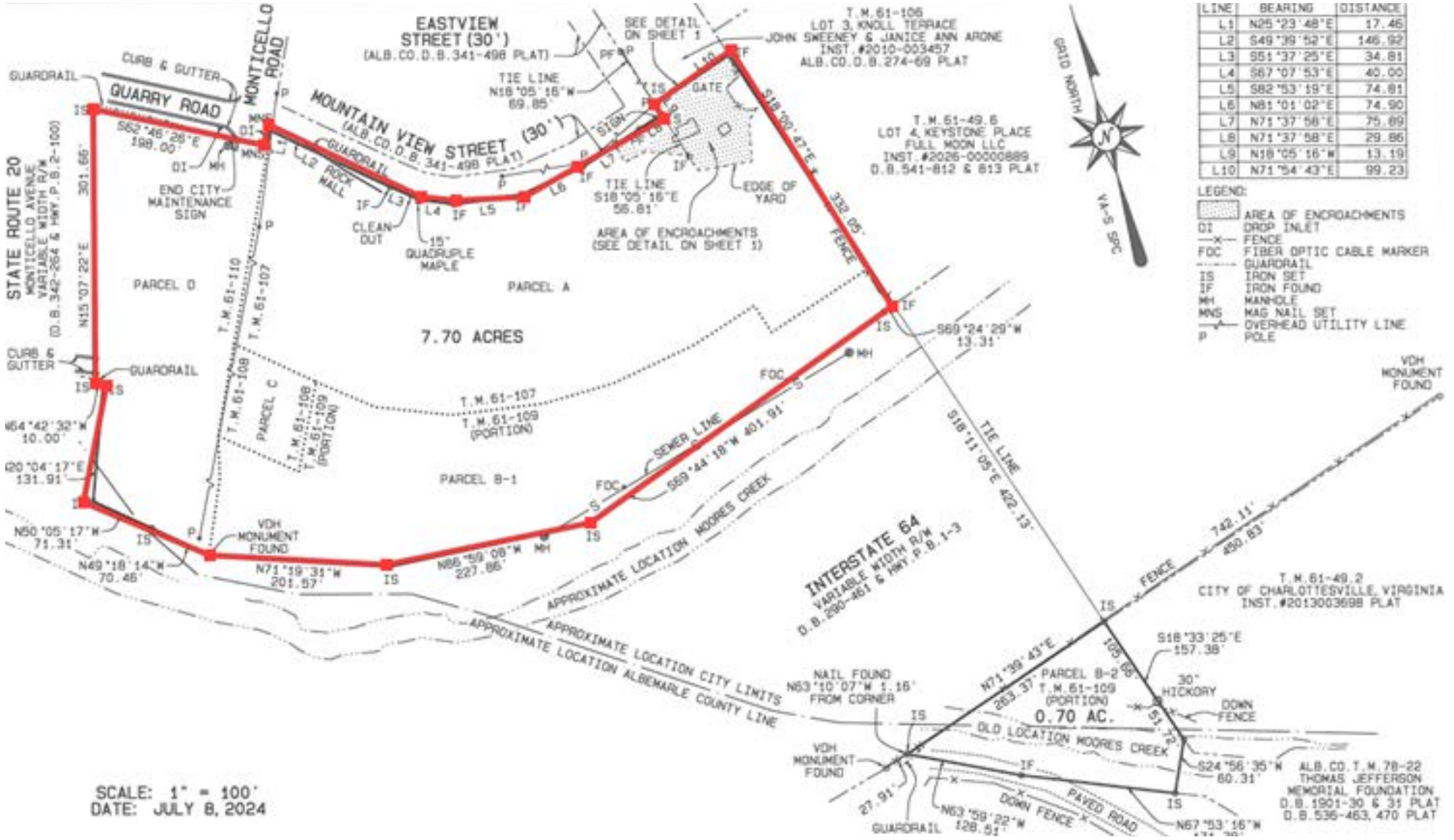
PROPERTY HIGHLIGHTS

- › Rare redevelopment land opportunity in Charlottesville
- › 7.7± acres (4 parcels)
- › Zoned NX-3 allowing mixed-use
- › Located at the intersection of I-64 (Exit 121) and Route 20 with excellent visibility and access to both thoroughfares
- › One mile from downtown Charlottesville
- › Environmental reports available
- › Contact agents for pricing





MOORES CREEK SURVEY



MARKET OVERVIEW

CHARLOTTESVILLE SPOTLIGHT

CITY OF CHARLOTTESVILLE

The City of Charlottesville is home to a diverse economy, including business and financial services, bioscience, health services, and education technology firms. These firms benefit from Charlottesville's strategic location, excellent road, rail, and air transportation, a highly educated workforce, the University of Virginia, and exceptional quality of life in an urban setting with natural beauty and outdoor recreation.

Advantages for Business

- › Charlottesville is home to the University of Virginia and is poised to unite the University's intellectual firepower with Charlottesville's highly educated workforce, leading to unique opportunities for businesses in the area. The University's innovative research and entrepreneurial support encourage Charlottesville businesses' diversity and success.
- › Charlottesville has multiple access points to Interstate 64, offering businesses easy access to I-95 and I-81; US Routes 29 and 250 also run through Charlottesville.
- › Charlottesville is home to one of the longest and most successful pedestrian malls in the nation, which is located in the beautiful and historic downtown area.
- › Charlottesville has been voted the Best Place to Live in America, Best Digital City, Best Place to Start a Small Business and more!



UNIVERSITY OF VIRGINIA

In 2023, the University was ranked third best public university by U.S. News & World Report. In the 23 years since U.S. News began ranking public universities as a separate category, UVA has ranked in the top four and continues to rank in the Top 30 among the best of all national universities, public and private.

17K

Undergraduate Students (On Grounds)

#1

Top College in Virginia
Forbes, 2023

#1

Best Public Business School in the World
Financial Times, 2024

#1

Hospital in Virginia
Newsweek, 2024

ECONOMIC IMPACT

UVA serves as a powerful engine for the Commonwealth, either directly or indirectly supporting one in every 76 jobs in the state and generating nearly \$6 billion in annual economic impact. The University generates hundreds of millions in tax revenue for local governments, and its faculty, staff and students contribute thousands of volunteer hours to local charities.

Source: cdn.centralvirginia.org Source: augustavabusiness.com



JOHN PAUL JONES ARENA

SCOTT STADIUM



UVA HEALTH UNIVERSITY HOSPITAL

DOWNTOWN MALL

5TH STREET STATION

SITE