

FOR SALE

**I-64 & James Madison Highway
Louisa, VA 22942**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Mixed-Use

- 128.7± acres, mixed use development site
- 13 miles east of Charlottesville & 56 miles west of Richmond
- Frontage on Interstate 64, James Madison Highway/US Route 15 and 250
- Existing retail 100% leased
- Multi-family development opportunity
- High volume Walmart Supercenter and Distribution Center Lowes, Starbucks, McDonald's, Burger King, Arbys, Taco Bell and Sheetz
- Zoned C-2, Public sewer & water available on site

Demographics	1 mile	3 mile	5 mile
2026 Population	1,232	4,963	9,574
Average HH Income	\$136,154	\$128,364	\$118,195
Daytime Employees	1,128	4,471	7,725

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For More Information:

Hartley Jordan

Sales & Leasing Associate

o: 804-964-2391

hjordan@commonwealthcommercial.com

Liz Gray

Senior Associate

o: 804-433-1814

lgray@commonwealthcommercial.com

Todd Buttner

Senior Associate

o: 804-793-0059

tbuttner@commonwealthcommercial.com

James McVey

Senior Vice President, Partner

o: 804-433-1824

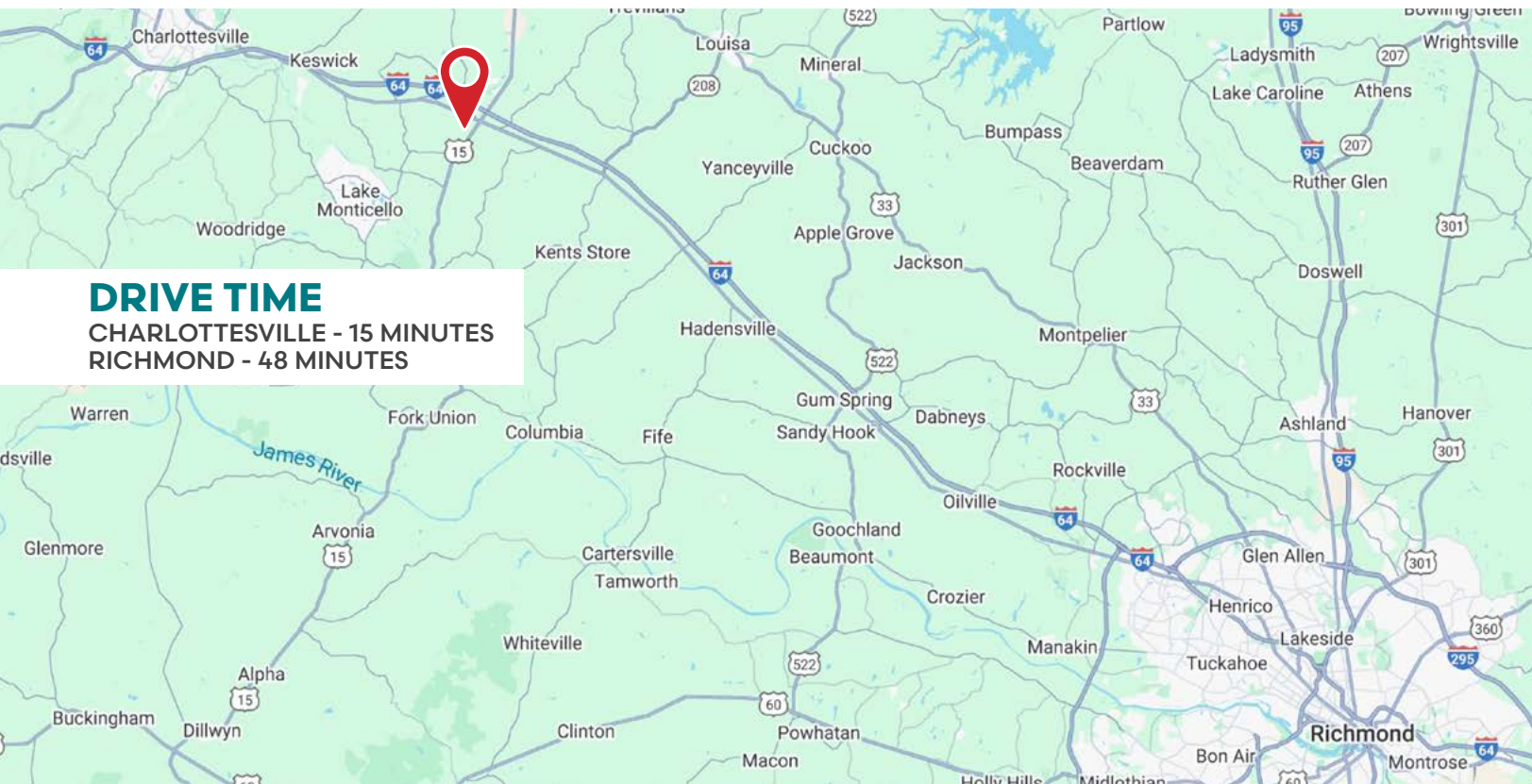
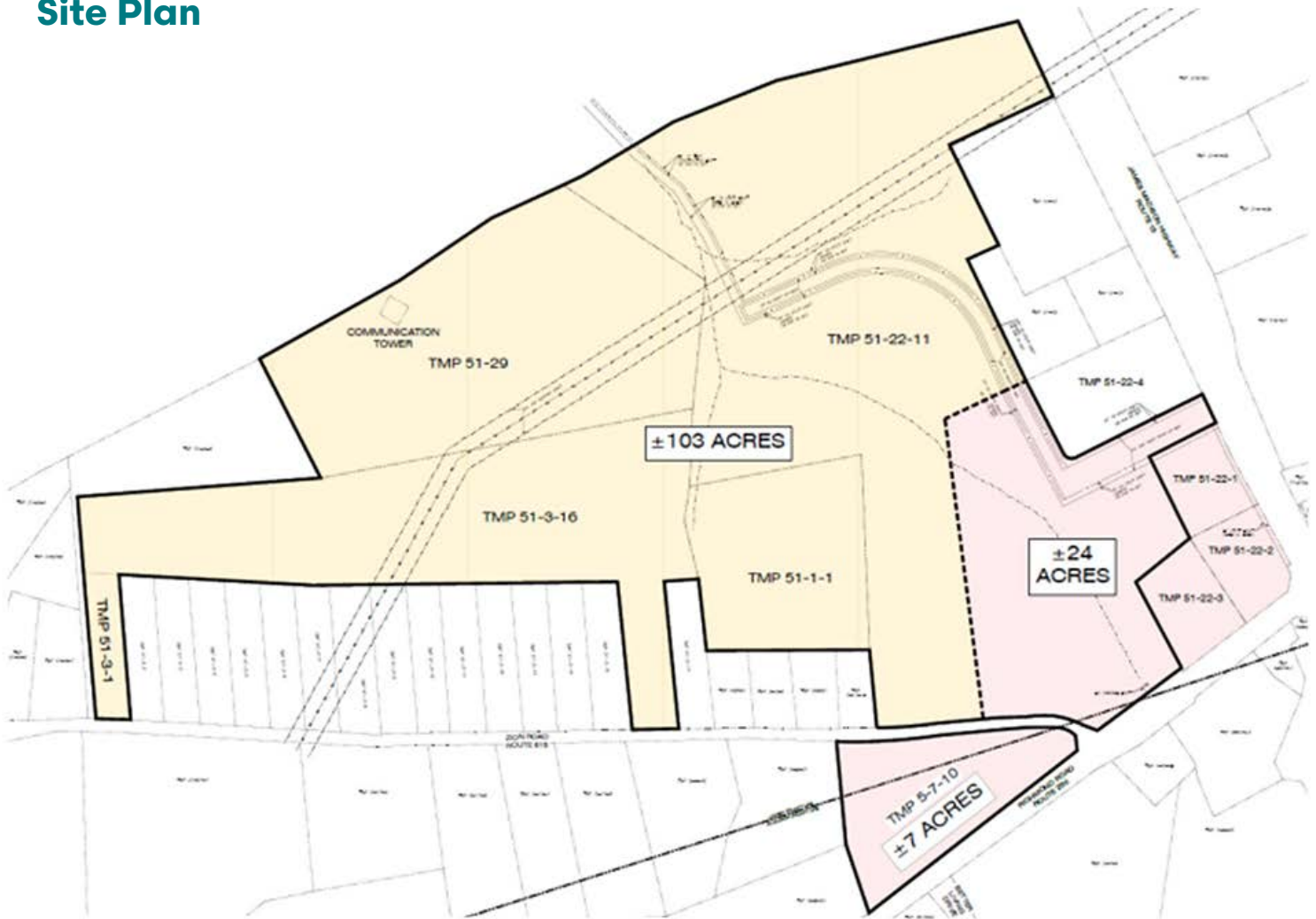
jmcvey@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

Site Plan



Surrounding Area

Continual apartment, residential, and commercial development in immediate corridor

