

FOR SALE

128.7± ACRES

Mixed Use

I-64 & James Madison Hwy | Louisa, VA 22942



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 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

FOR MORE INFORMATION:

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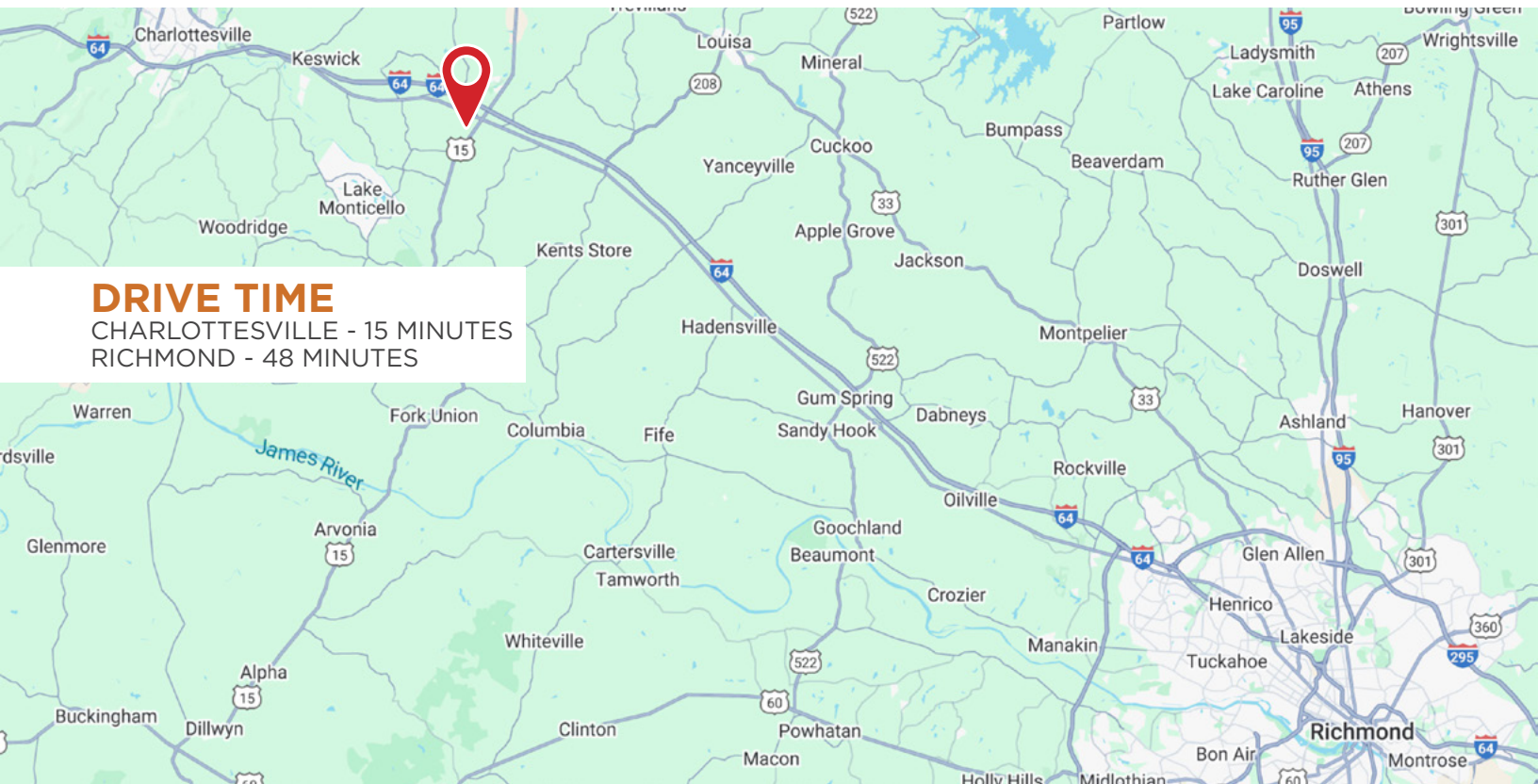
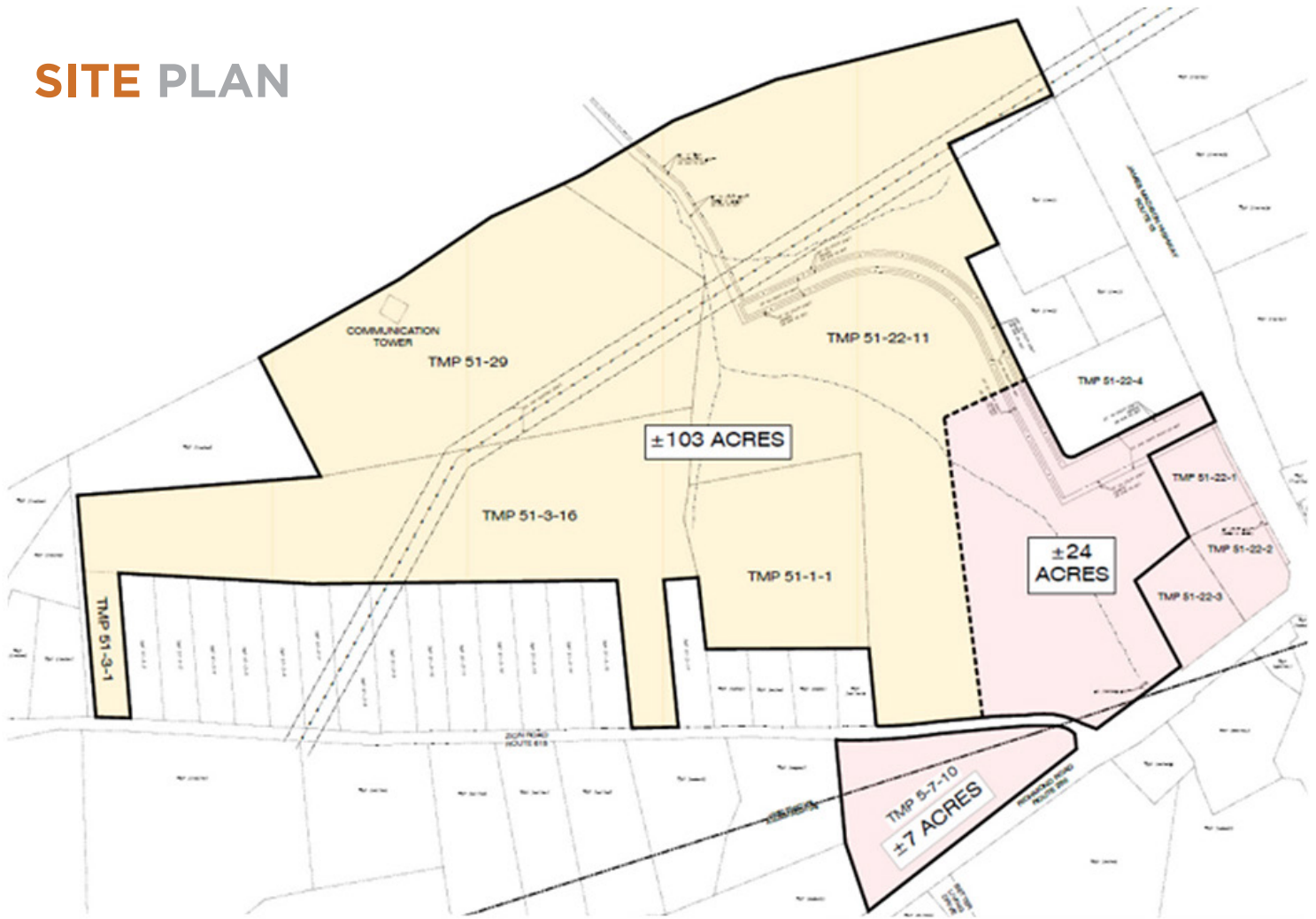
Sales & Leasing Associate

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

SITE PLAN



FOR SALE | I-64 & JAMES MADISON HWY | LOUISA, VA 22942

Surrounding Area

Continual apartment, residential, and commercial development in immediate corridor



UVA Health

SENTARA

Charlottesville Pediatric Dentistry

CROSSROADS Animal Hospital

Charlottesville ORTHODONTICS

Beltone

IHOP

Phett's BAR & GRILL

BW Best Western

THE SHoppes AT SPRING CREEK

Arby's **SUBWAY** **HC**

Checkers **Car Wash**

SHEETZ **Wendy's**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,232	4,963	9,574
AVERAGE HH INCOME	\$136,154	\$128,364	\$118,195
DAYTIME EMPLOYEE	1,128	4,471	7,725