



BLUE RIDGE BANK BUILDING

1807 SEMINOLE TRAIL | CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE



MACKENZIE

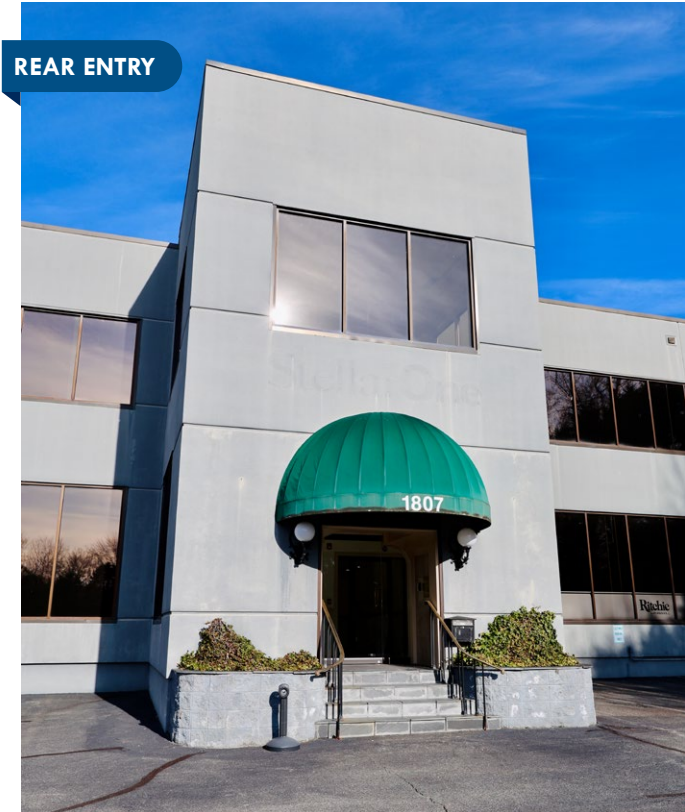
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 14,921 SF ± 2nd floor Class A office space now available
- Great ceiling height; abundant natural light
- Elevator access
- Ample on-site surface parking
- High visibility location along US Route 29/ Seminole Trail (major retail traffic area)
- Exterior pylon/monument signage available
- Close proximity to the Charlottesville Airport (CHO), UVA Research Park, North Fork (a UVA Discovery Park), U.S. Army's National Ground Intelligence Center and Defense Intelligence Agency, the Downtown Charlottesville Mall and The University of Virginia

AVAILABLE:	14,921 SF ± (ENTIRE 2ND FLOOR)
	SUITE 200: 6,221 SF ±
	SUITE 201: 4,300 SF ±
	SUITE 202: 4,400 SF ±
PARKING:	105 SPACES (3.50/1,000 SF)



SITE PLAN



SEMINOLE TRAIL

29



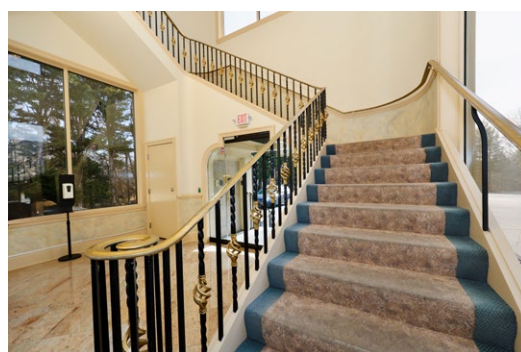
GOOGLE STREET VIEW



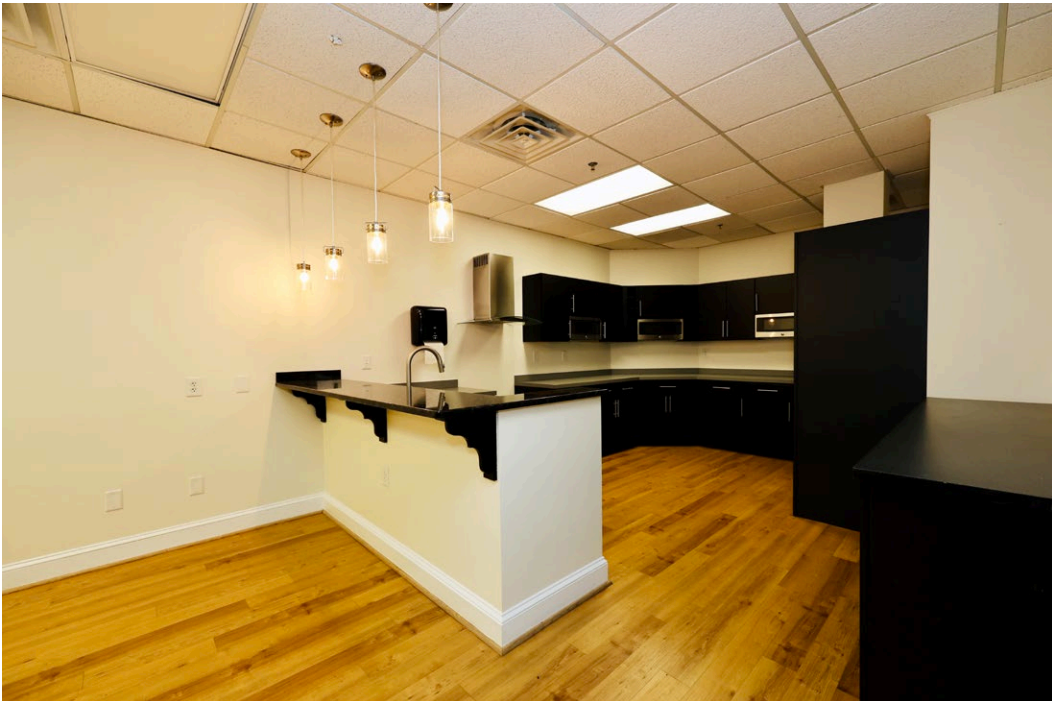
2ND FLOOR PLAN



ADDITIONAL PHOTOS



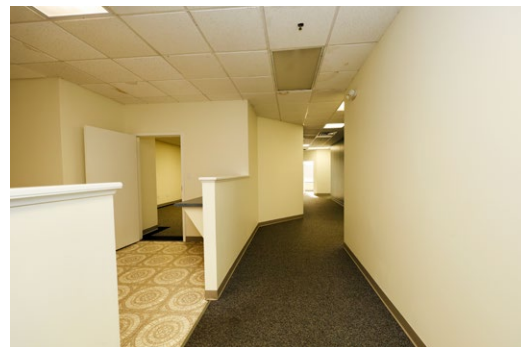
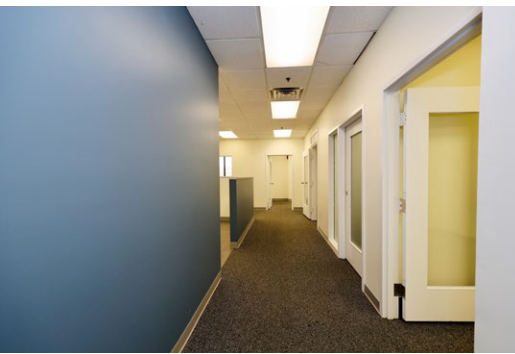
INTERIOR PHOTOS: SUITE 200



INTERIOR PHOTOS: SUITE 201



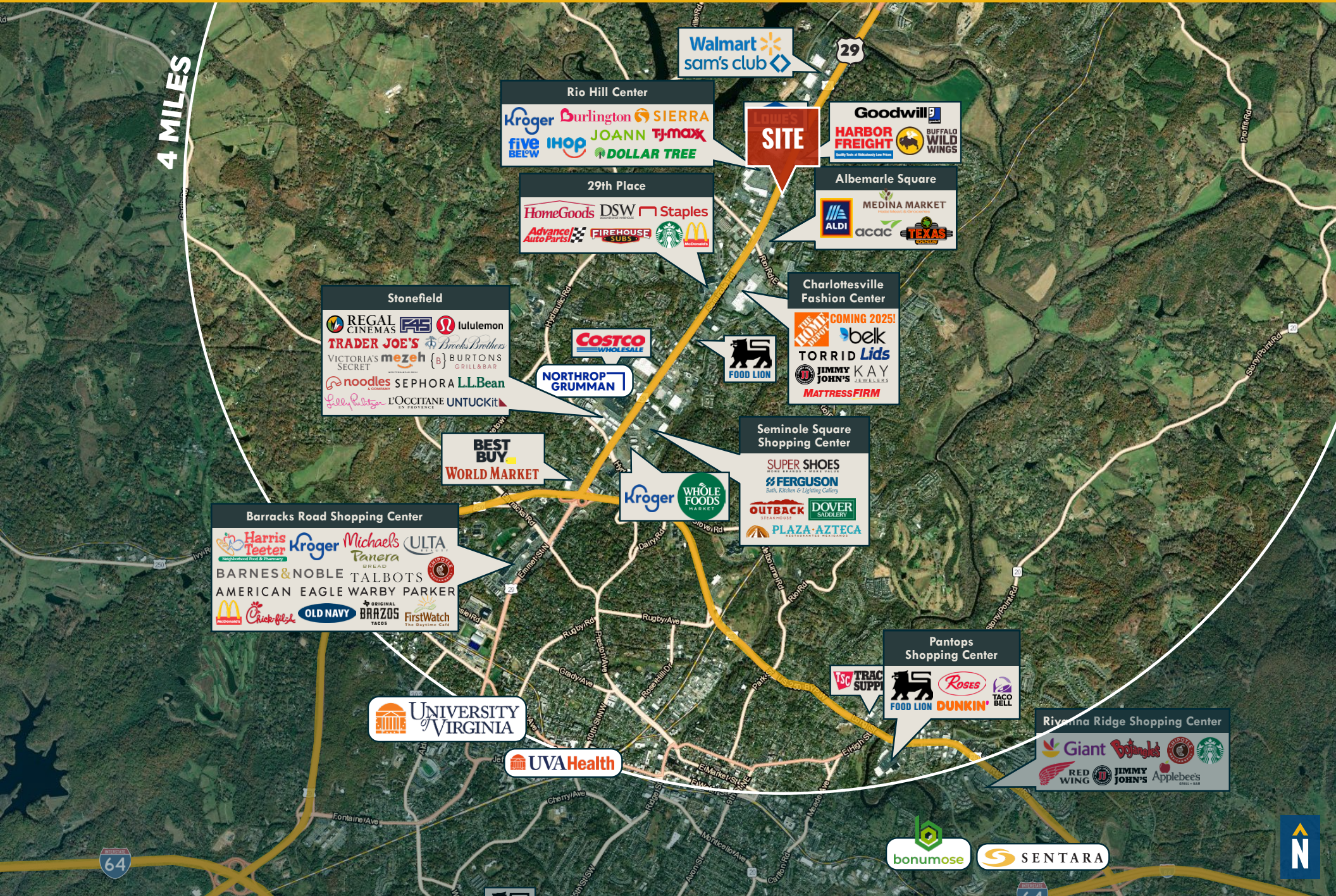
INTERIOR PHOTOS: SUITE 202



LOCAL BIRDSEYE



MARKET AERIAL



4 MILES

Walmart
sam's club

Rio Hill Center
Kroger Burlington SIERRA
five IHOP JOANN TJ-maxx
BECW DOLLAR TREE

THE HOME DEPOT
SITE

Goodwill
HARBOR FREIGHT BUFFALO WILD WINGS

29th Place
HomeGoods DSW Staples
Advance! Auto Parts FIREHOUSE SUBS Starbucks McDonald's

Albemarle Square
ALDI MEDINA MARKET
acac TEXAS

Stonefield
REGAL CINEMAS lululemon
TRADER JOE'S Brooks Brothers
VICTORIA'S SECRET meze BURTONS GRILL & BAR
noodles SEPHORA L.L.Bean
Lilly Pulitzer L'OCCITANE UNTUCKIT

COSTCO WHOLESALE
NORTHROP GRUMMAN

FOOD LION

Charlottesville Fashion Center
COMING 2025!
beek
TORRID Lids
JIMMY JOHN'S KAY JEWELERS
MATTRESS FIRM

BEST BUY
WORLD MARKET

Seminole Square Shopping Center
SUPER SHOES
FERGUSON
OUTBACK DOVER
PLAZA-AZTECA

Kroger WHOLE FOODS MARKET

Barracks Road Shopping Center
Harris Teeter Kroger Michaels ULTA
Tanera
BARNES & NOBLE TALBOTS
AMERICAN EAGLE WARBY PARKER
McDonald's Chick-fil-A OLD NAVY BRAZOS FirstWatch

UNIVERSITY of VIRGINIA

UVA Health

Pantops Shopping Center
TRAC SUPPLY
FOOD LION DUNKIN' TACO BELL

Rivanna Ridge Shopping Center
Giant Bojangles Starbucks
RED WING JIMMY JOHN'S Applebee's

bonumose

SENTARA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,652

36,146

96,469

DAYTIME POPULATION



11,464

38,242

136,297

AVERAGE HOUSEHOLD INCOME



\$108,955

\$127,696

\$121,505

NUMBER OF HOUSEHOLDS



2,345

15,400

39,172

MEDIAN AGE

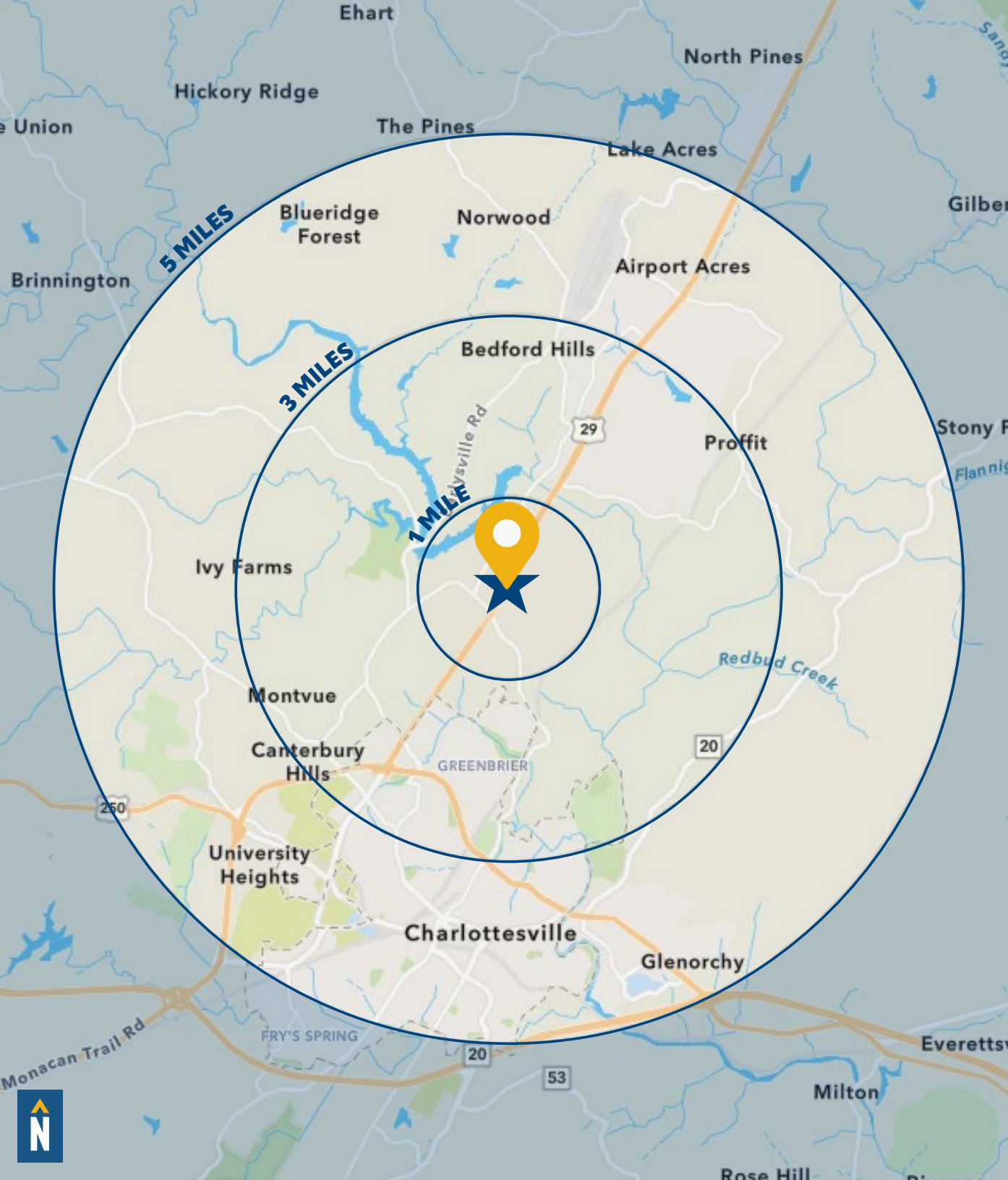


40.6

39.2

23.8

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



SAM ORR

EXECUTIVE VICE PRESIDENT

202.345.8394

SAM.ORR@mackenziecommercial.com



BRIAN THOMAS

REAL ESTATE ADVISOR

202.734.9726

BTHOMAS@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-821-7788

**1 Village Green Circle, Suite 110
Charlottesville, VA 22903**

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

www.MACKENZIECOMMERCIAL.com



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