



COMMERCIAL-ZONED LAND

WESTFIELD ROAD | CHARLOTTESVILLE, VIRGINIA 22901

FOR
SALE

1.15 AC ±

LOCATED IN AN
OPPORTUNITY
ZONE!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two (2) parcels totaling 1.15 acres ±
- Commercial-zoned land
- Rough graded
- Utilities available
- 215' ± of frontage on Westfield Road
- Situated just off of Route 29 (54,000 cars/day)
- Located in an Opportunity Zone
- Easy access to Route 250/Interstate 64
- Close proximity to Downtown Charlottesville
- Surrounded by amenities along thriving Route 29 Corridor (Seminole Trail)

SITE SIZE:

1.15 ACRES ±

ZONING:

C-1 (COMMERCIAL)

SALE PRICE:

NEGOTIABLE



LOCAL BIRDSEYE



LOCAL BIRDSEYE

- HOME SUITE
- Hampton
- BURGER KING
- BJ's RESTAURANT BREWHOUSE
- CLEAN JUICE
- NORTHROP GRUMMAN
- PLAZA AZTECA
- OUTBACK STEAKHOUSE
- JARED
- MISSION BBQ
- COSTCO WHOLESALE

- UNITED STATES POSTAL SERVICE
- Wawa
- EXXON
- UNITED BANK
- Shell
- 29
- Super 8 BY WYNDHAM
- AutoZone
- 54,000 AADT
- Face Value Salon

- Greenbrier EMERGENCY ANIMAL HOSPITAL
- vca animal hospitals
- ADAPT
- RESCUE COMMITTEE
- Classic Furniture ESSENTIALS

SITE

WESTFIELD RD

GREENBRIER DR

COMMONWEALTH DR

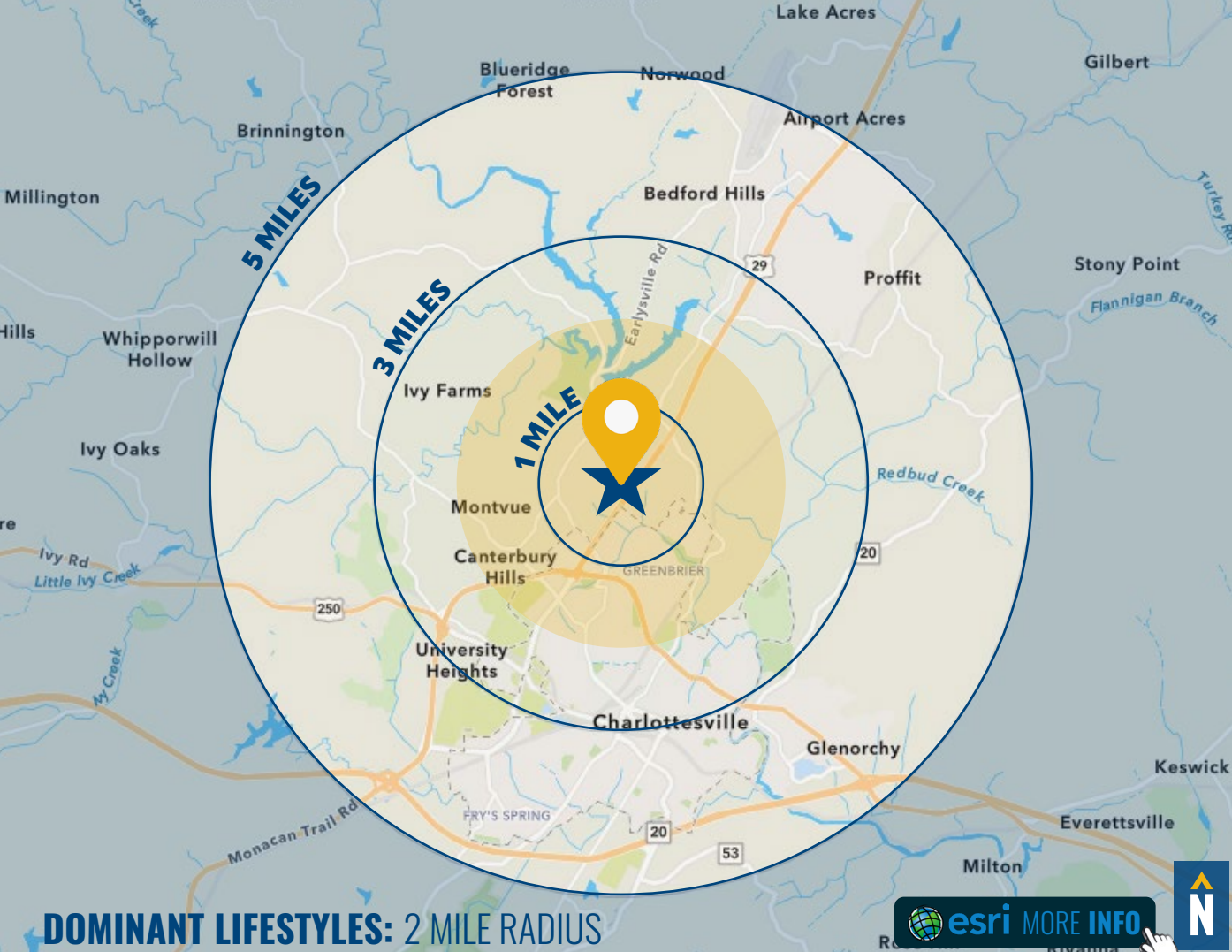


CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2024



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



13,893	105,601	138,325
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DAYTIME POPULATION



17,953	144,461	172,143
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AVERAGE HOUSEHOLD INCOME



\$85,124	\$122,000	\$131,913
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NUMBER OF HOUSEHOLDS



6,231	43,070	56,048
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MEDIAN AGE



36.6	32.6	34.7
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[FULL DEMOS REPORT](#)

16%
YOUNG AND RESTLESS

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

Median Age: **29.8**
Median Household Income: **\$40,500**

15%
URBAN CHIC

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.3**
Median Household Income: **\$109,400**

15%
BRIGHT YOUNG PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**
Median Household Income: **\$54,000**

FOR MORE INFO CONTACT:



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CO-LISTING AGENT:

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A COMMERCIAL REAL ESTATE COMPANY



BENTON DOWNER

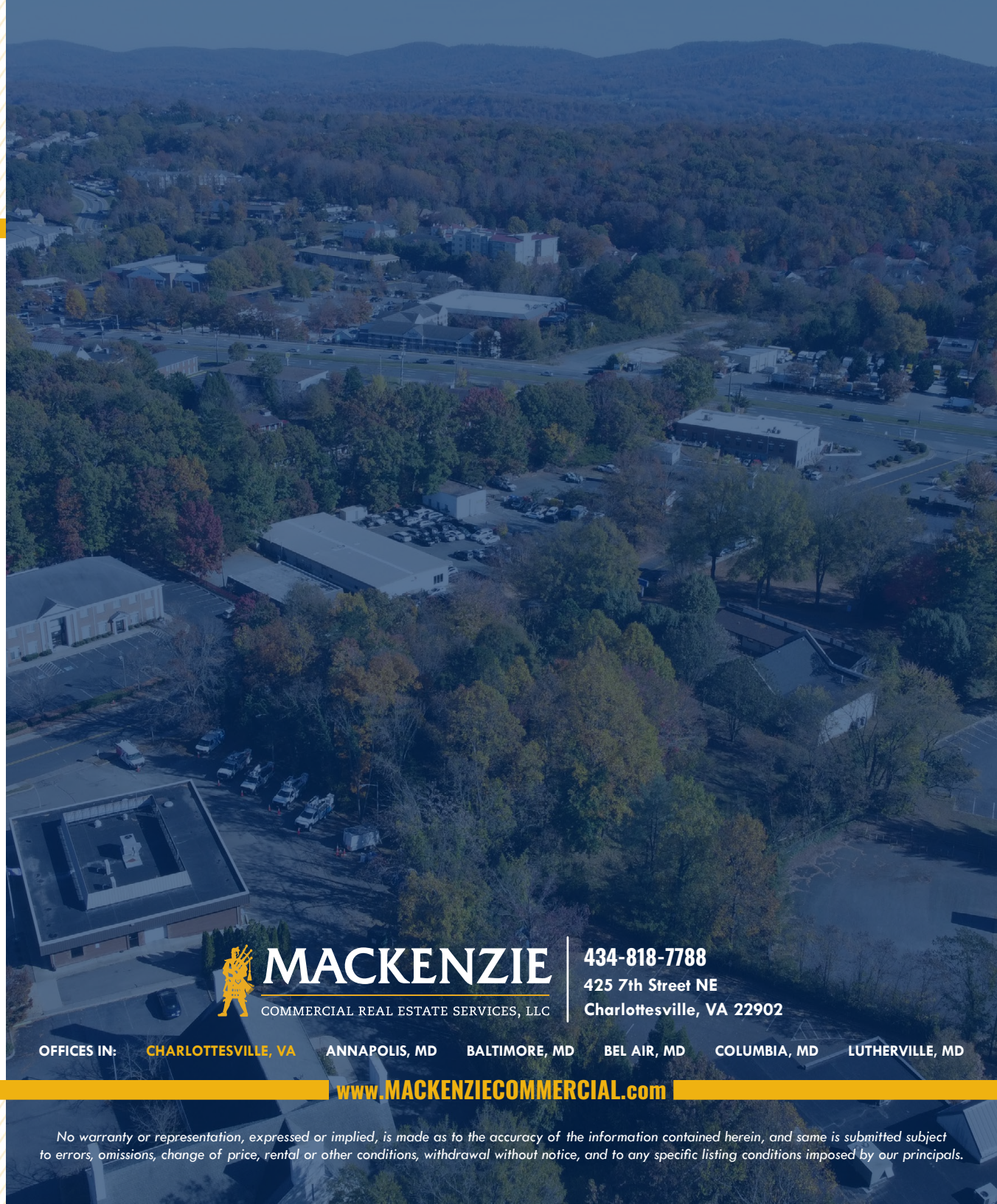
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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