



FOR **SALE**

COMMERCIAL OFFICE/FLEX BUILDING

1455 RIO ROAD E. | CHARLOTTESVILLE, VIRGINIA 22901



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,800 SF $\pm$ office/flex building – can be easily demised to fit a variety of needs (office, light industrial/flex, service providers)
- Ample on-site parking
- Solar panels provide 8 mo. of free electricity/yr.
- Electric vehicle charging station
- Full-gig fiber Internet
- Highly visible location on Rio Road, a critical artery linking Albemarle County and Charlottesville
- Rear flex space includes temporary demising walls that can be removed for additional storage/warehousing
- Located across from new Home Depot development at Fashion Square Mall
- At-grade entry points for both buildings
- Across from new Fashion Square/Home Depot

BUILDING SIZE:

5,800 SF $\pm$

LOT SIZE:

1.09 ACRES $\pm$

STORIES:

1 IN FRONT, 3 IN REAR

PARKING:

20 SURFACE SPACES $\pm$

ZONING:

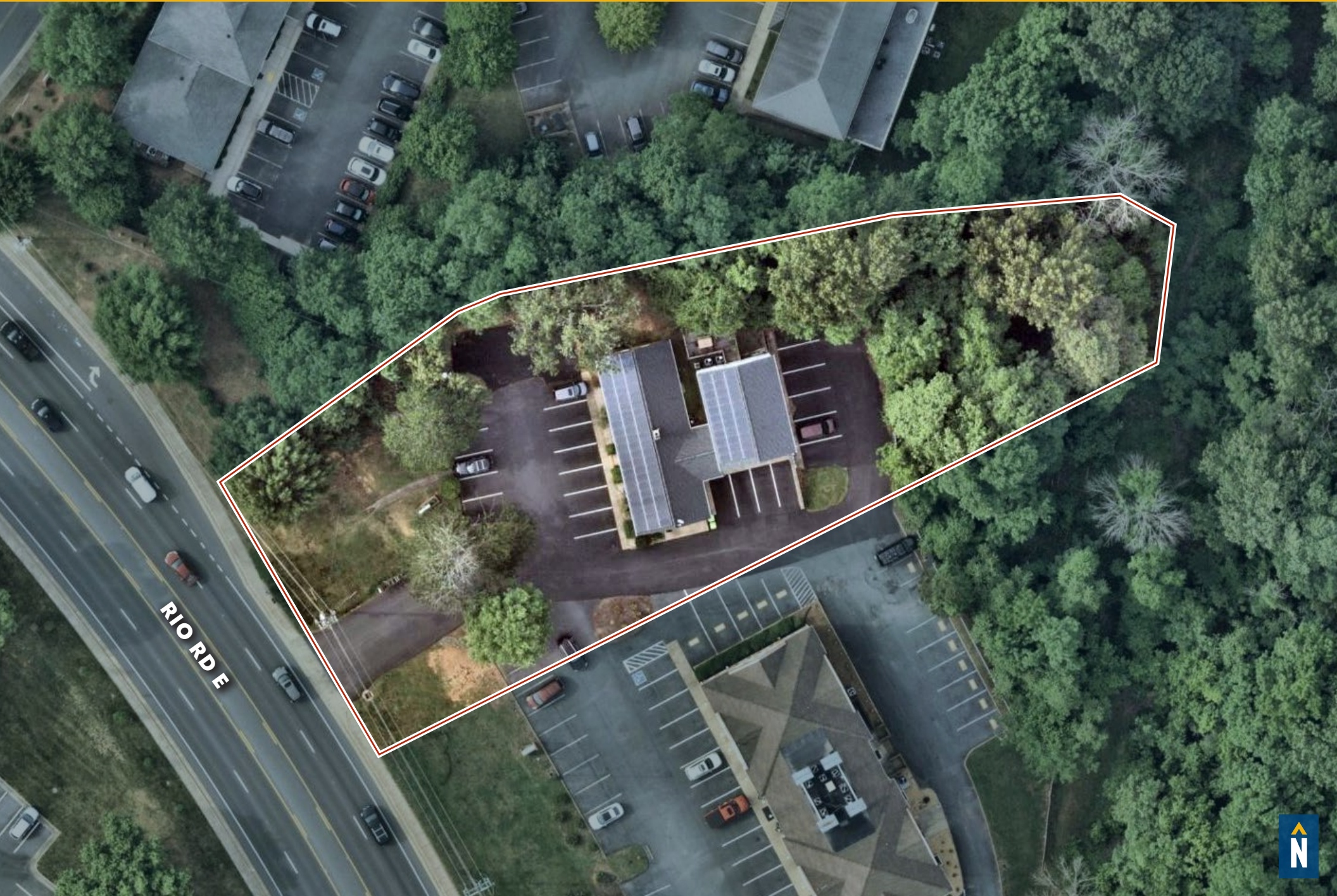
CO (COMMERCIAL OFFICE)

SALE PRICE:

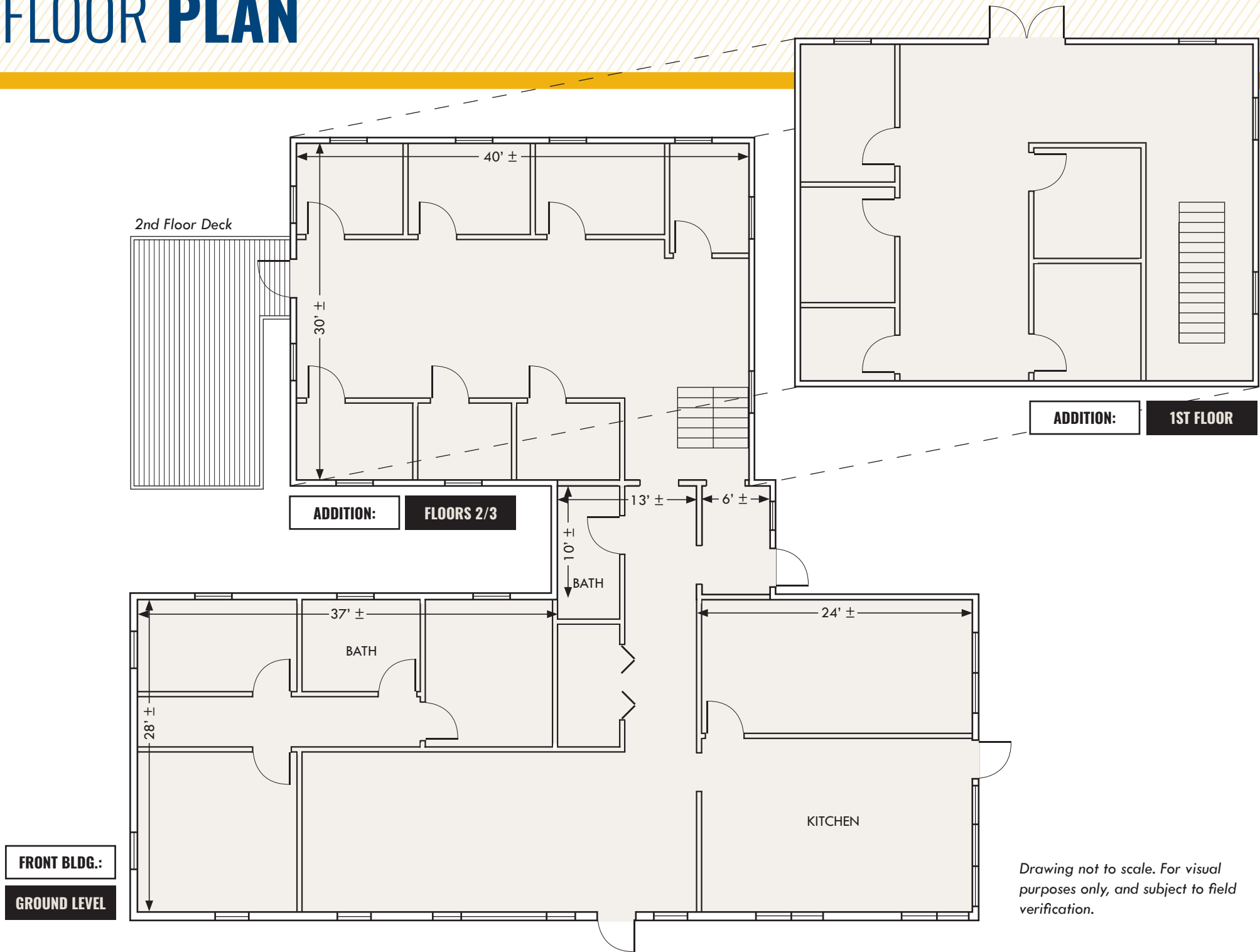
\$1,200,000



AERIAL

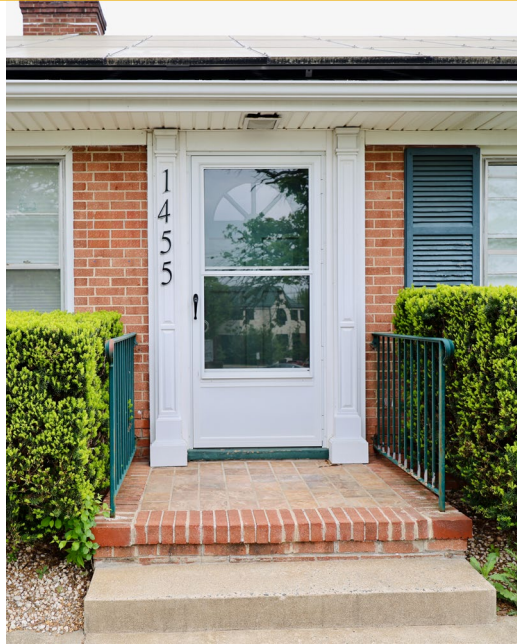


FLOOR PLAN

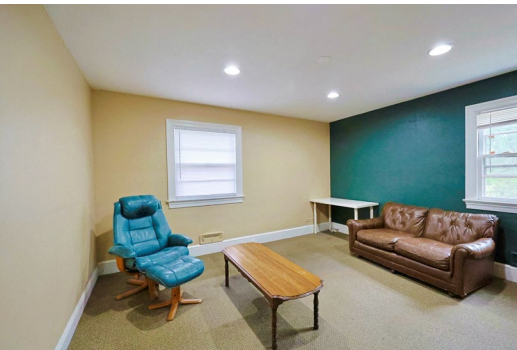
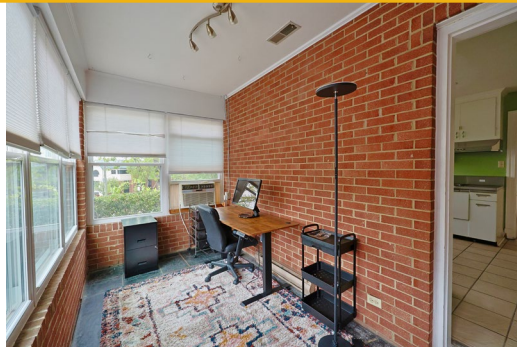


Drawing not to scale. For visual purposes only, and subject to field verification.

EXTERIOR PHOTOS



INTERIOR PHOTOS: OFFICE BUILDING



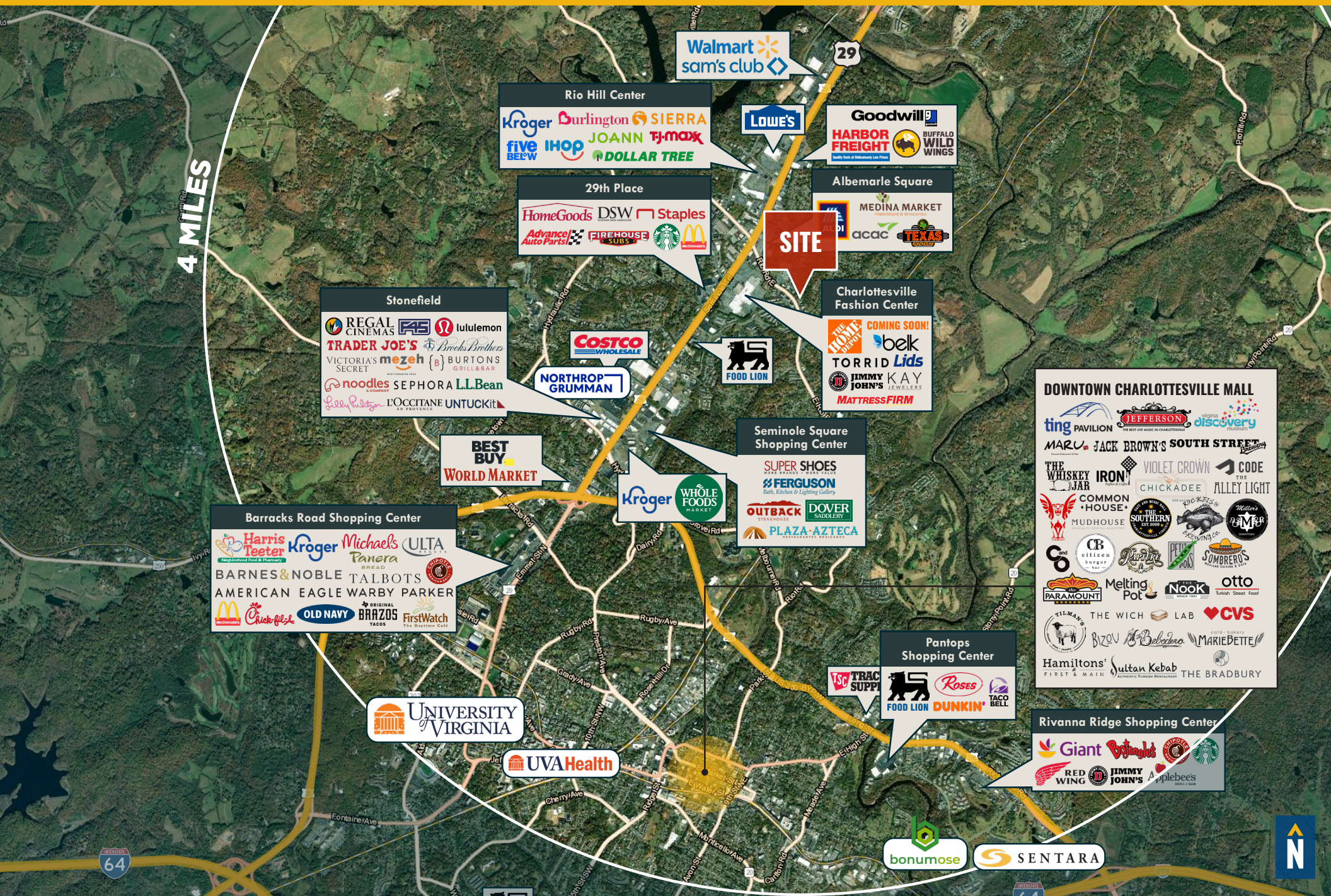
INTERIOR PHOTOS: **ADDITION/FLEX SPACE**

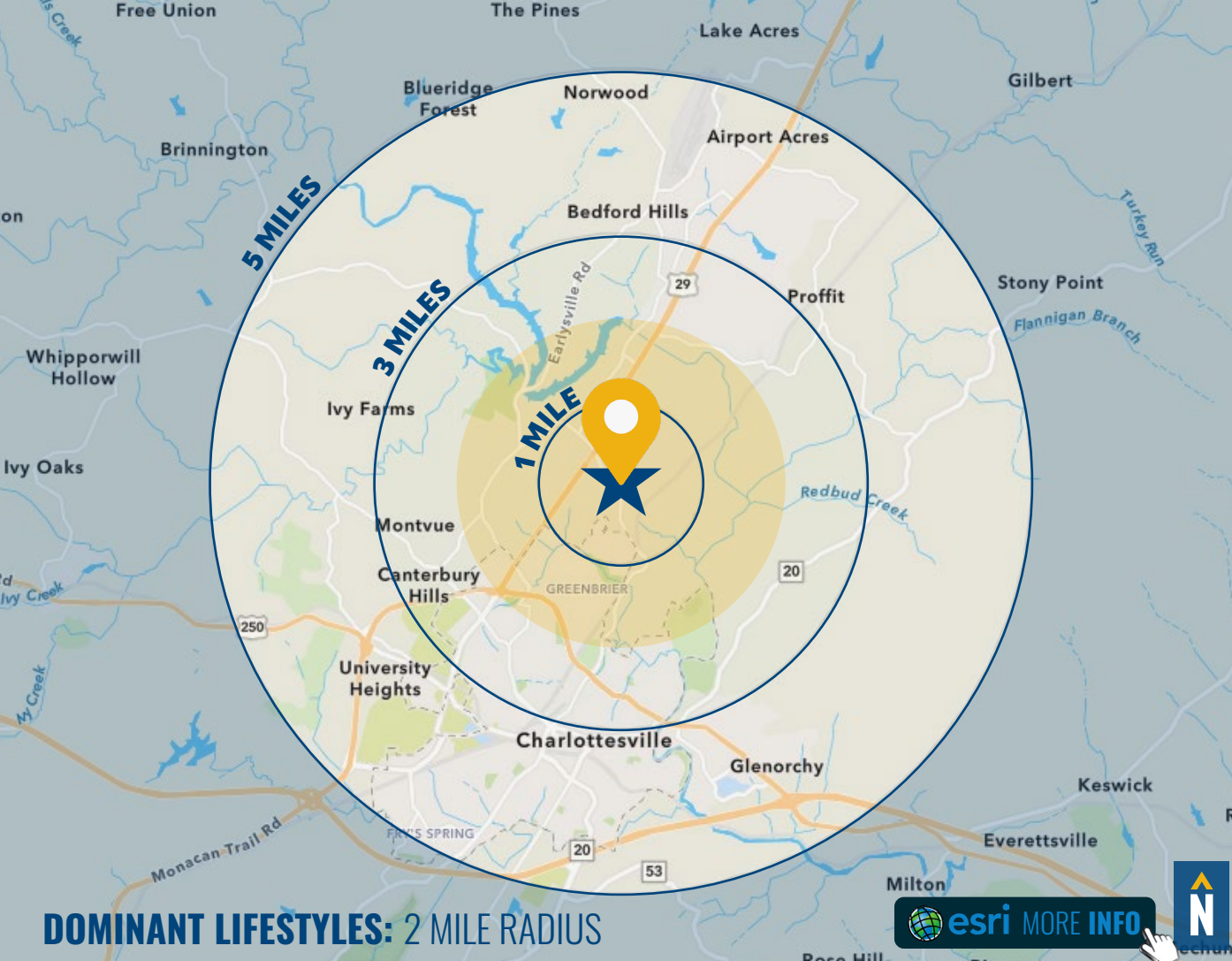


LOCAL BIRDSEYE



CHARLOTTESVILLE TRADE AREA





DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



9,204

46,171

99,927

DAYTIME POPULATION



12,973

60,123

142,372

AVERAGE HOUSEHOLD INCOME



\$114,807

\$125,668

\$122,113

NUMBER OF HOUSEHOLDS



3,869

19,830

40,638

MEDIAN AGE



42.3

37.3

32.8

FULL DEMOS REPORT

DOMINANT LIFESTYLES: 2 MILE RADIUS

17%
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**

15%
IN STYLE



In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

Median Age: **42.0**
Median Household Income: **\$73,000**

14%
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**

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



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

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

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.