

# 5916

## Seminole Trail



6,400 SF For Lease  
Ruckersville, Virginia 22968

**CBRE**

# Property Overview

## Professional Office Building For Lease

Positioned along the highly traveled U.S. Route 29 corridor, this 6,400 SF single-story office building offers excellent visibility, accessibility, and utility for a wide range of professional and service-oriented tenants. Built in 2008, the property features modern construction, efficient floorplate design, and a full 6,400 SF typical floor size, giving businesses flexibility for open layouts, private offices, collaborative areas, or specialized build-outs. Ample onsite parking—20 surface spaces—supports employees and visitors alike, making this location convenient for client-facing operations.

Situated in a rapidly developing area just minutes from Charlottesville, the property benefits from nearby retail, dining, and service amenities as well as strong regional traffic volumes. Its visibility and signage potential along Seminole Trail deliver strong branding opportunities for tenants seeking prominence in the region.

# 6,400

Available Square Footage

# 2008

Year Built

# B-3

Zoning

# 20

Dedicated Parking Spaces

# U.S. 29

High Visibility along Route



# Demographics

DEMOGRAPHIC	WITHIN 5 MILES
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Population	24,207
Daytime Population	19,684
Businesses	697
Households	9,126
Avg. Household Income	\$132,082
Median Age	41.5

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