

# Charlottesville, VA Route 29 Prime 2.54 Acre Development Site

India Road | Charlottesville, VA

(540) 849-9020  
www.trianglerealtors.net



## PROPERTY HIGHLIGHTS

- Prime parcel by Whole Foods surrounded by major retailers
- Available by right for most uses including multi-family, retail, restaurant, office
- For multi-family, can do up to 10 stories by-right
- Central Virginia's top commercial corridor
- In Charlottesville, national and regional retailers consistently outpace their national averages in sales per square foot
- Charlottesville has a modern regional airport with direct flights to Chicago, New York, and Atlanta, as well as access to surrounding cities via I-64 and Rt 29
- Charlottesville was voted #2 Best College Town by Southern Living in 2020 and #5 in the Top 100 Best Places to Live in America by Livability in 2017
- UVA is rated the #4 Top Public University and the #7 US undergraduate business school with 34,250 students, faculty and staff
- Total UVA expenditures impact on local economy is approximately \$1 Billion
- See agent for details and pricing

## TRADE AREA DEMOGRAPHICS (45 Minute Drive Time)

2024 Population 353,511  
Projected 2029 Population 362,337  
2024 Households 142,810  
Projected 2029 Households 147,972  
2024 Average Household Income \$112,633  
Projected 2029 Avg. Household Income \$129,911

## MORE INFORMATION

Triangle,  
Realtors

Triangle Realtors  
Peter H. Wray, *Principal Broker*  
2903 N. Augusta Street  
Staunton, VA 24401  
PO Box 5017  
Charlottesville, VA 22905  
C: (540) 849-9020  
O: (540) 885-5181 ext. 11  
phwray@trianglerealtors.net  
www.trianglerealtors.net



# Charlottesville, VA

Join Nearby Retailers:



**TRADER JOE'S**



POTTERY BARN

**ORVIS**

**L.L.Bean**



## MORE INFORMATION

Triangle Realtors  
Peter H. Wray, *Principal Broker*

2903 N. Augusta Street  
Staunton, VA 24401

PO Box 5017  
Charlottesville, VA 22905

C: (540) 849-9020  
O: (540) 885-5181 ext. 11  
phwray@triangler Realtors.net  
www.triangler Realtors.net