



Find Your  
*Vibrancy*  
At The Villages

NOW PRE-LEASING: GREATER CHARLOTTESVILLE'S NEWEST COMMERCIAL DEVELOPMENT •



# Welcome to Greater Charlottesville's Newest Commercial Development

The Villages at Terrace Greene will be a bustling business and leisure hub nestled along the scenic landscapes of Central Virginia. Upon completion, the master plan will deliver 240,000 rentable square feet of residential, retail, office and medical space inside the growing Terrace Greene residential community.



64.2-acre

mixed-use development in  
Greene County, VA



240,000 SF

of retail, office and  
medical space

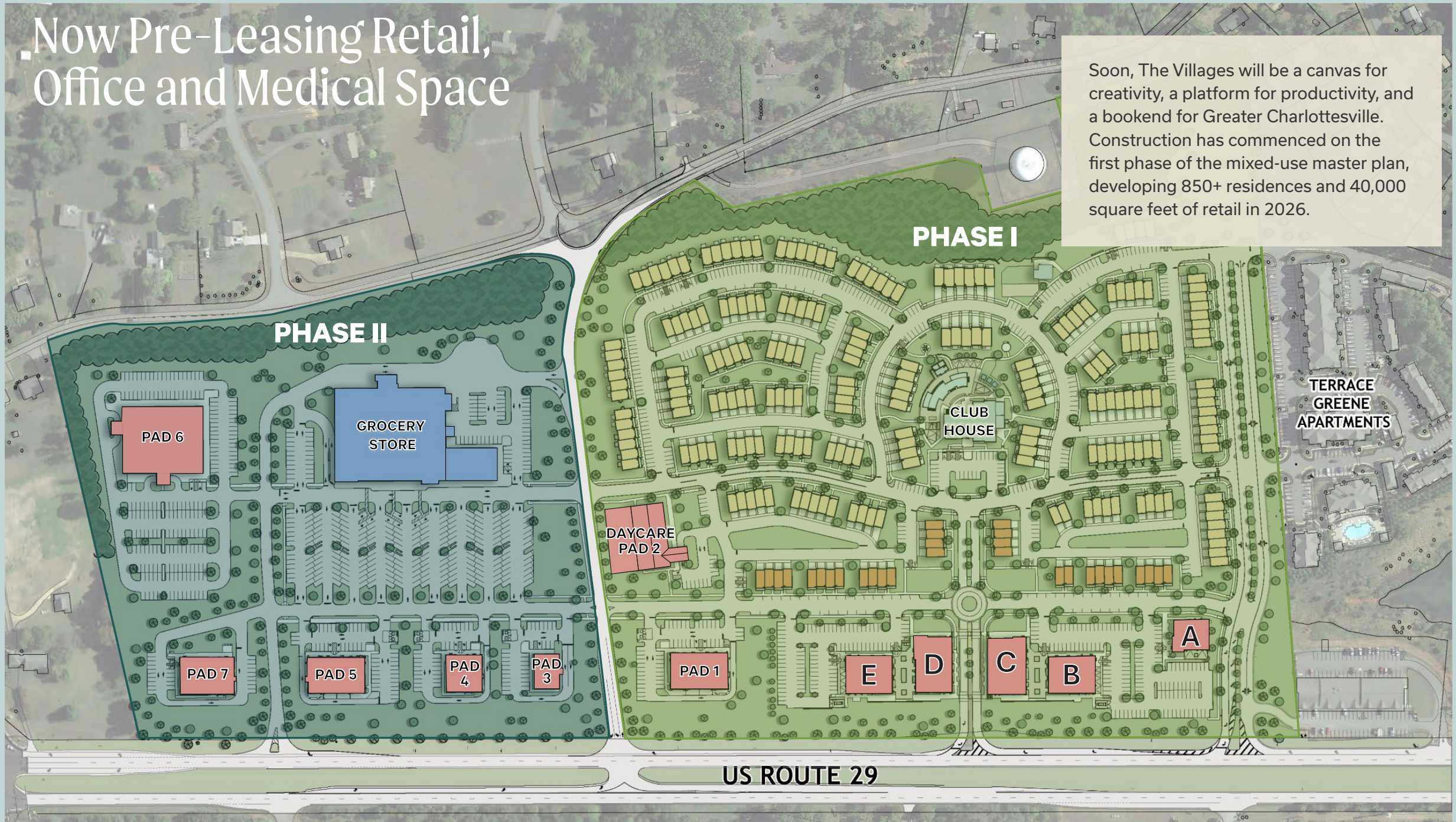


1,500+

townhomes and apartments in  
the surrounding community

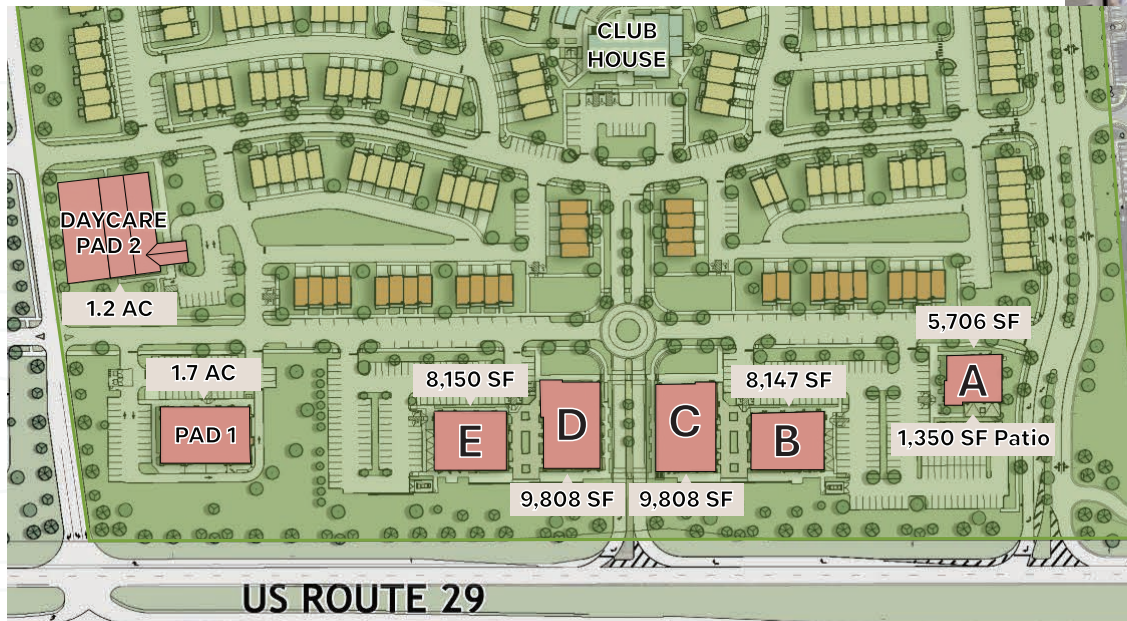
# Now Pre-Leasing Retail, Office and Medical Space

Soon, The Villages will be a canvas for creativity, a platform for productivity, and a bookend for Greater Charlottesville. Construction has commenced on the first phase of the mixed-use master plan, developing 850+ residences and 40,000 square feet of retail in 2026.



# The Perfect Blend of Luxury and Convenience

The future retail mix at The Villages will cater to everyday needs and indulgent wants, making it a one-stop destination for the Greater Charlottesville community.



**Phase I Delivery 2nd Quarter 2026**



**NOW PRE-LEASING  
FOR THE FIRST PHASE  
OF RETAIL**



**+/- 40,000 SF**  
retail space available

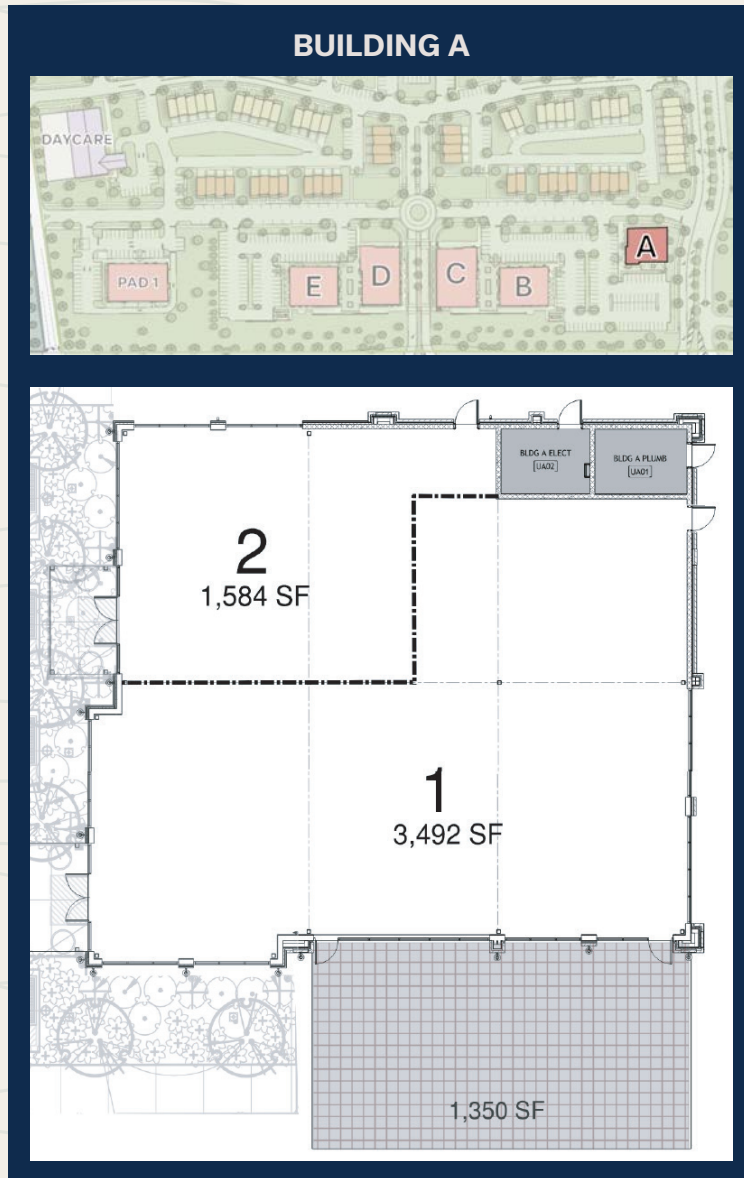


**12,000 SF**  
in-line space  
minimum

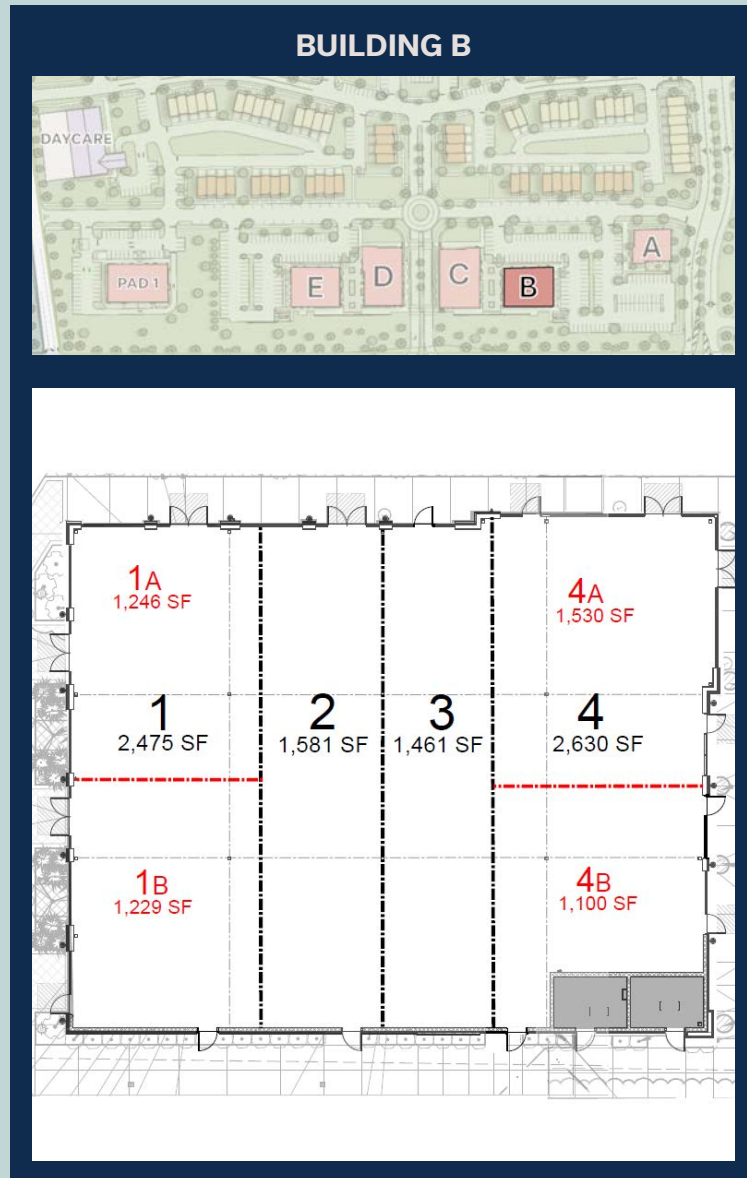


**Drive-Thru**  
capable pad sites

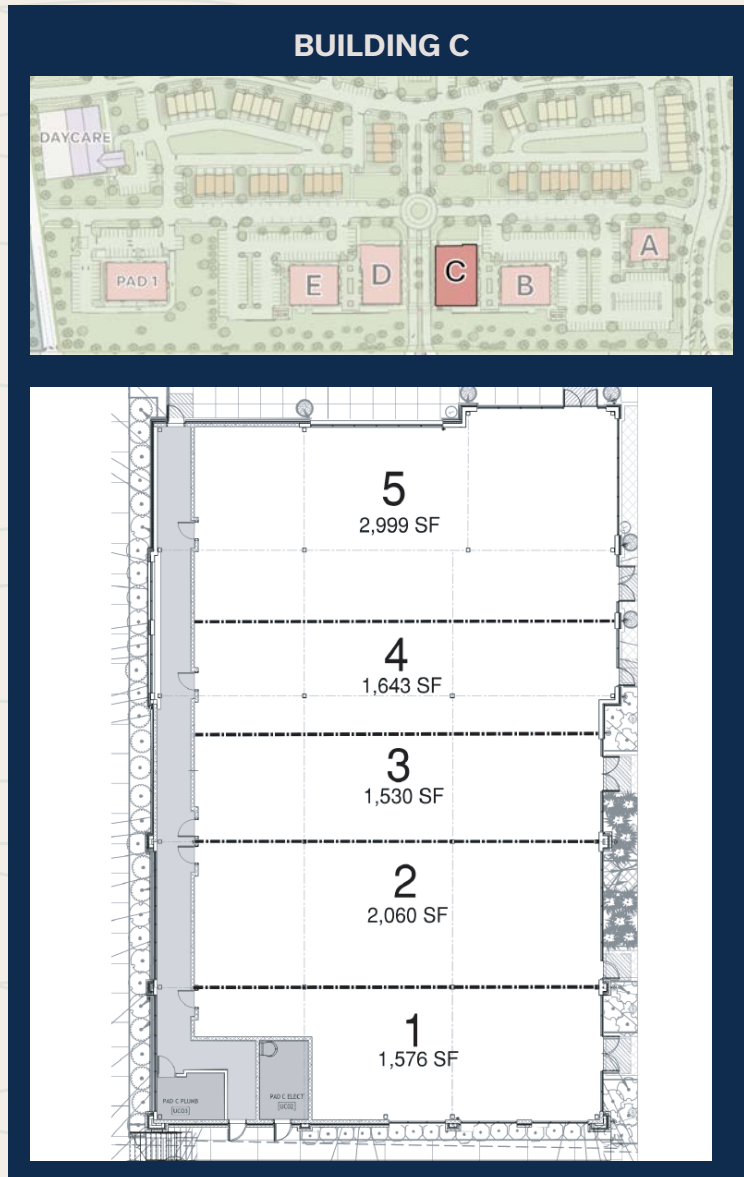
# Phase I Building Layouts



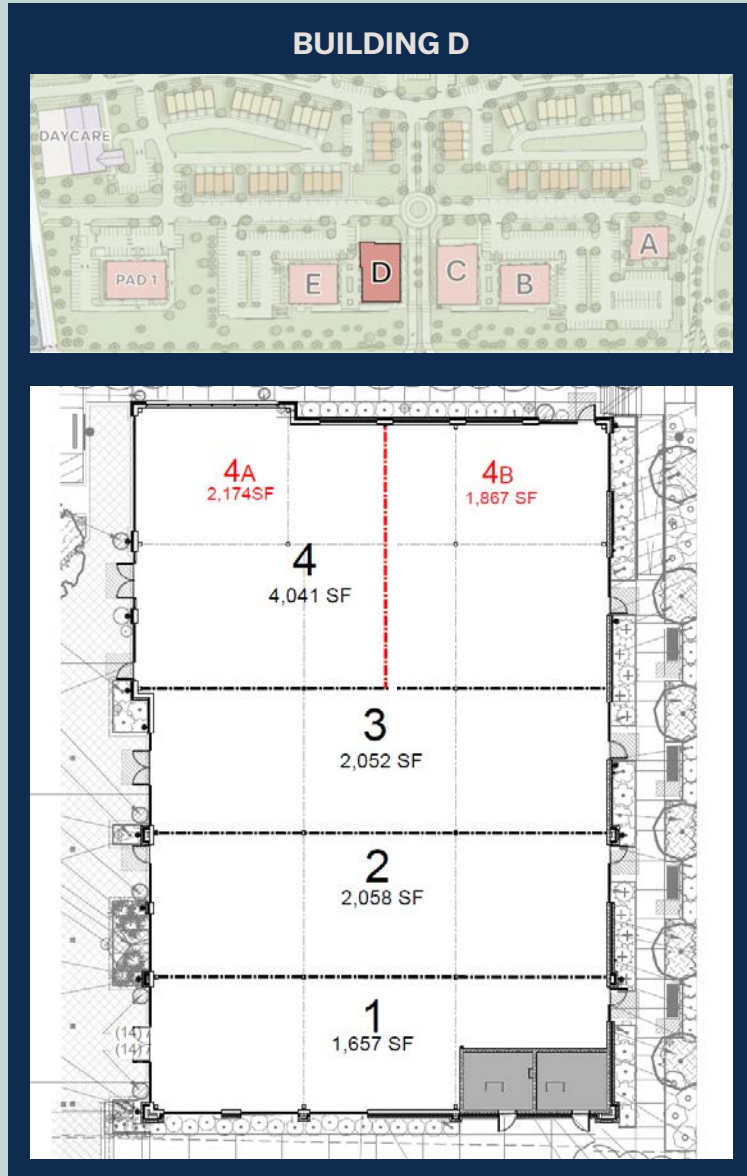
# Phase I Building Layouts



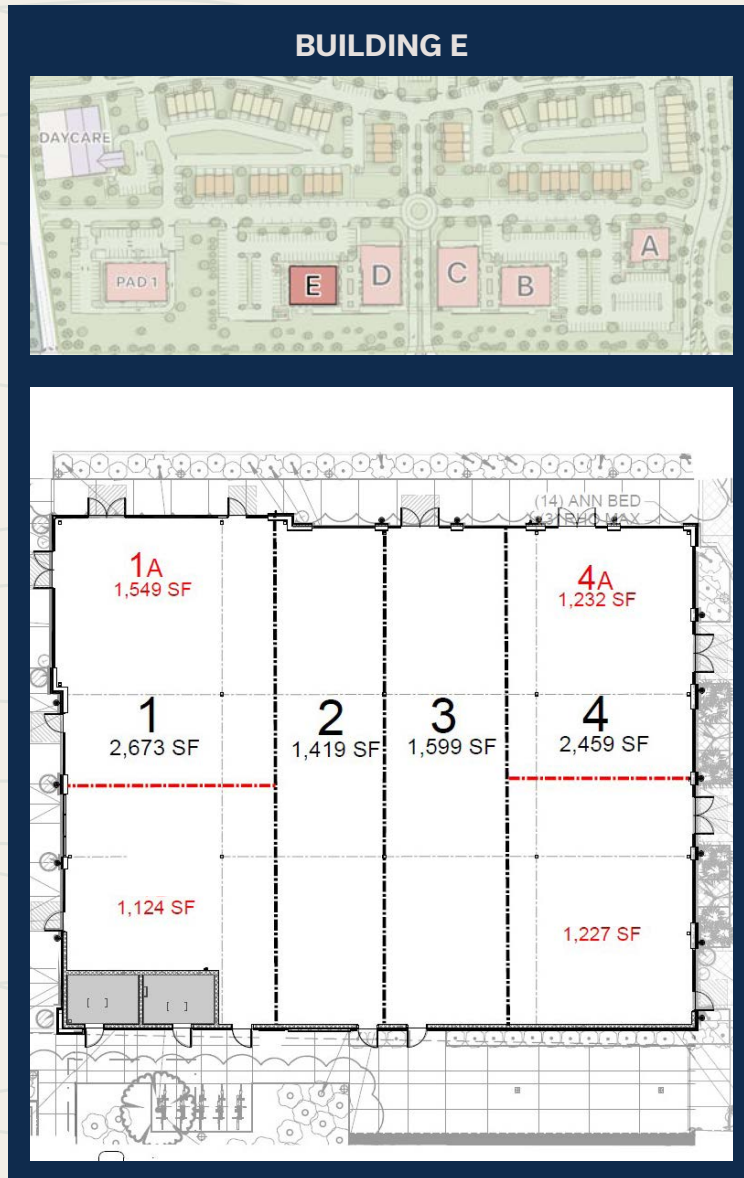
# Phase I Building Layouts



# Phase I Building Layouts



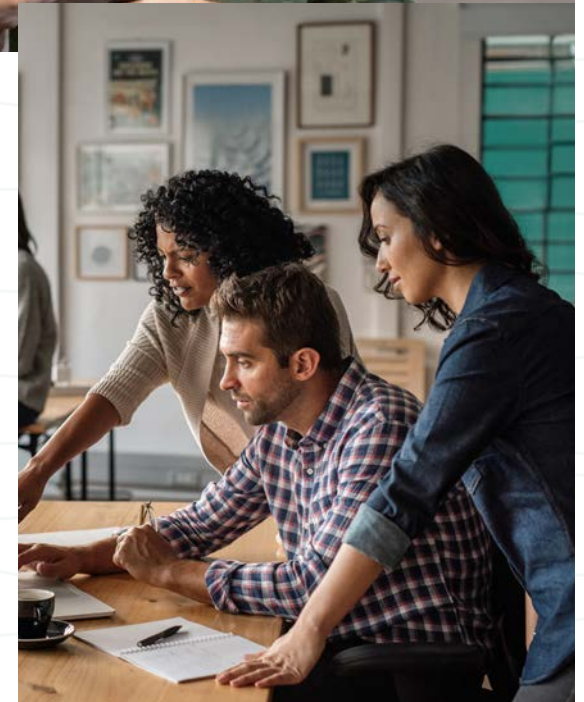
# Phase I Building Layouts



# Shaping the Future of Work-Life Balance

The Villages is building a vision for more than spaces to live, work and shop. It will be a place that enables greater moments of connectivity between commerce and the community.

Phase II Delivery 2027



## ON THE HORIZON



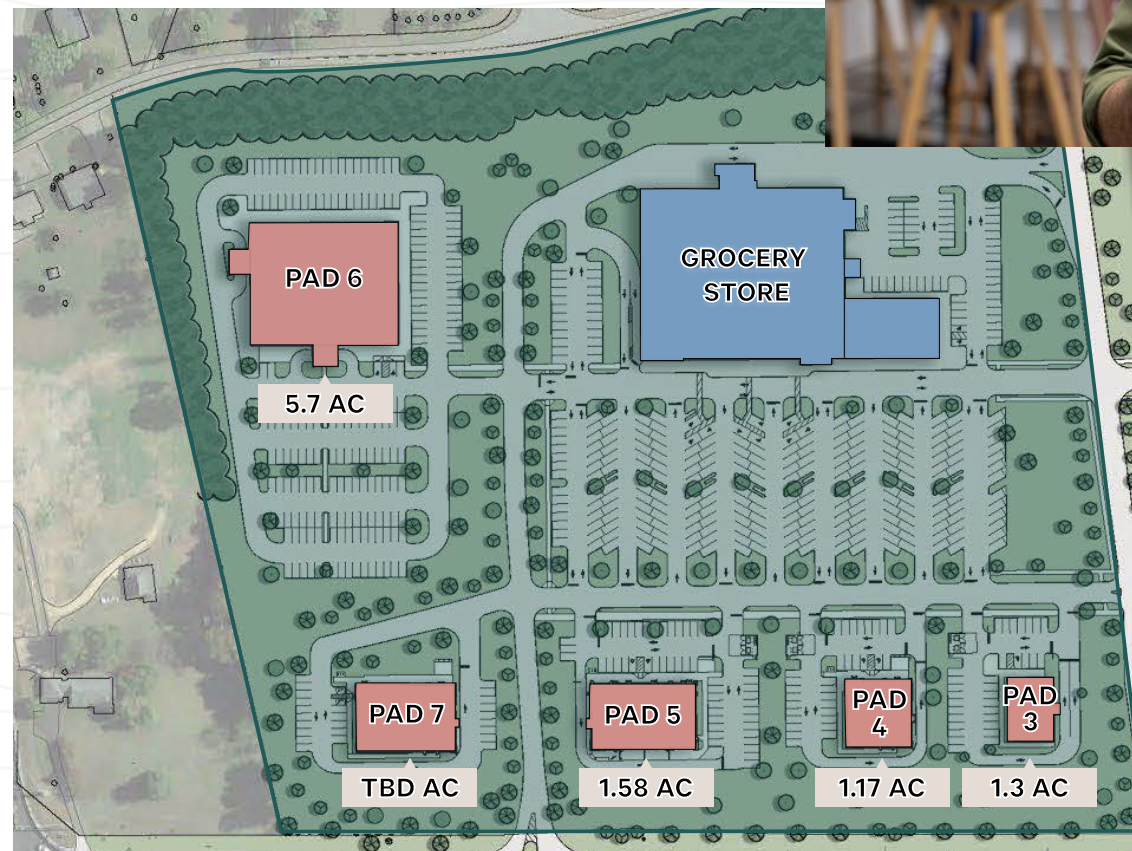
Over 10 Acres

across various pad sites for retail, office or medical



U.S. Route 29

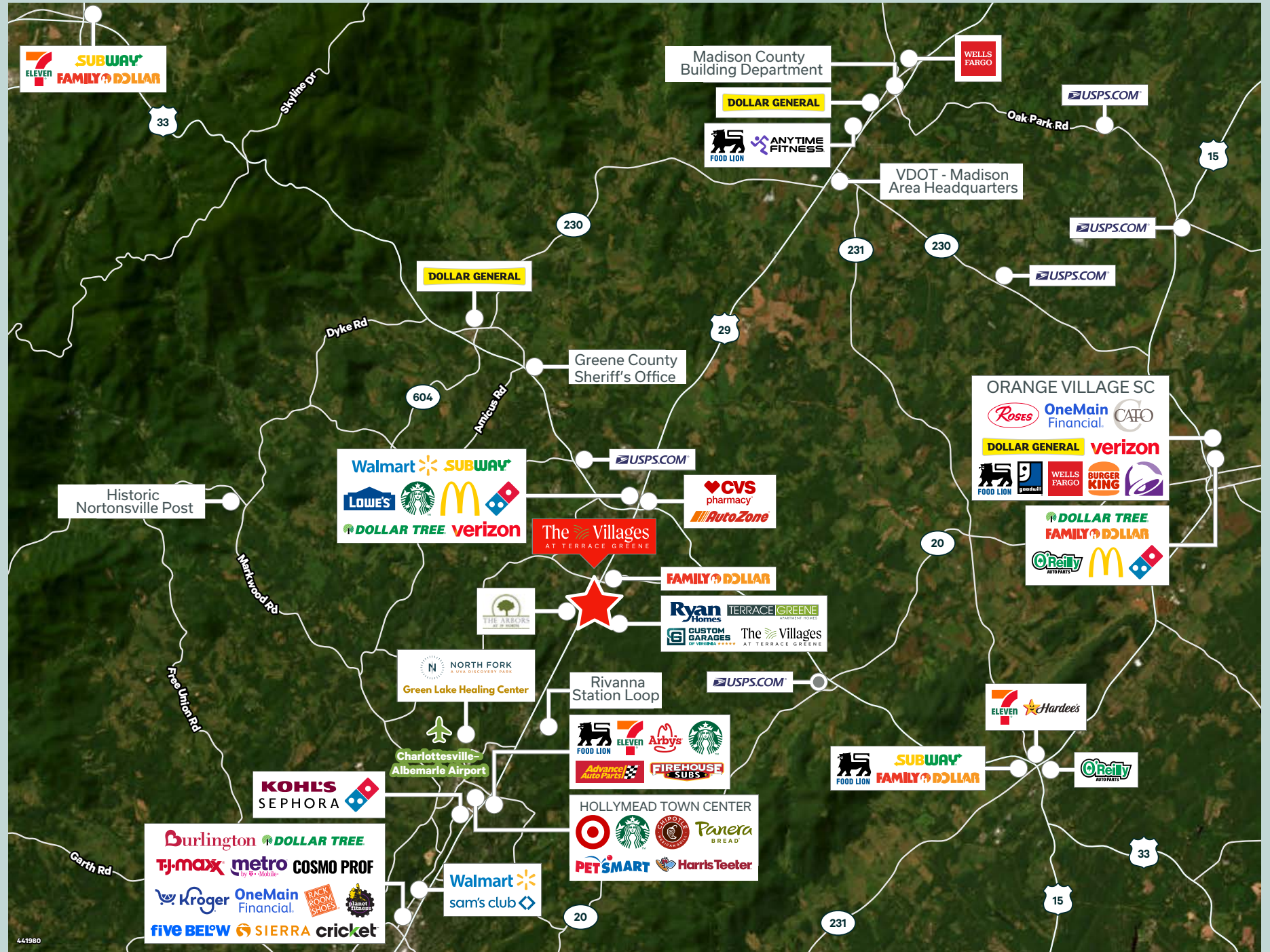
direct access and visibility



# Every Commute is the Scenic Route

Nestled against the picturesque Blue Ridge Mountains, Greene County offers an ideal setting for service industries such as defense and security services, retail, and light industrial development.

Conveniently situated at the intersection of U.S. 29 and U.S. 33, The Villages offers easy access to major highways and is 20 miles north of downtown Charlottesville, 78 miles northwest of Richmond, and 100 miles southwest of Washington, D.C. Greene County is also in close proximity to I-64 and I-81, and just four miles from the Charlottesville-Albemarle Airport.



# Designing Greene County's Destination for All

Surrounded by diverse residences and vibrant landscapes, The Villages will deliver a harmonious blend of commercial sophistication and everyday charm to Greene County, Virginia. Future events and programming at The Villages, from family gatherings to farmers' markets and live music, will create an engaging rhythm of life for residents, visitors and professionals.



# The Villages

AT TERRACE GREENE

ATLANTIC  
BUILDERS

CBRE



**Pam Strieffler**  
pam.strieffler@cbre.com  
+1 804 201 2026

**Ian Webster**  
ian.webster@cbre.com  
+1 804 201 2014

**Eric Williford**  
eric.williford@cbre.com  
+1 804 401 4003