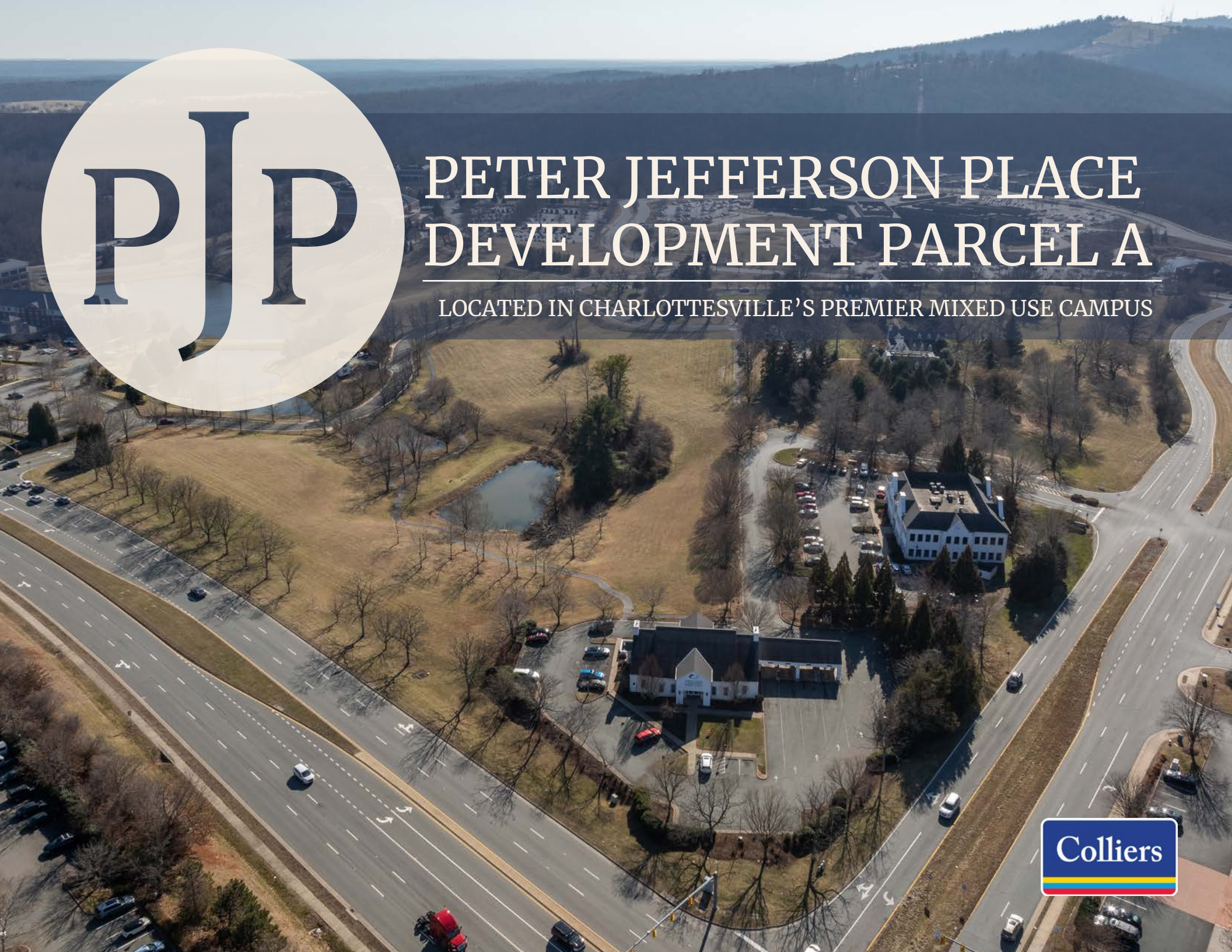




# PETER JEFFERSON PLACE DEVELOPMENT PARCEL A

LOCATED IN CHARLOTTESVILLE'S PREMIER MIXED USE CAMPUS





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## Executive Summary

Colliers Charlottesville is pleased to present the Peter Jefferson Place Development Parcel A for sale. The subject site, Parcel A, is the last remaining and available development parcel in the PJP campus, and is zoned PDMC which is a commercial district allowing for a wide variety of uses. Parcel A fronts on Route 250 and consists of approximately 1.95 acres. It is substantially cleared with convenient access from the lighted intersection at the corner of Route 250 (aka Richmond Road) and Worrell Drive.

Peter Jefferson Place is a dynamic mixed-use campus environment located at the crossroads of Interstate 64 and the Route 250 Bypass (Richmond Road) within close proximity of downtown Charlottesville and the Grounds of the University of Virginia. The park's occupants benefit from unrivaled natural beauty including lakes and walking trails, a market-leading hospital, Hilton Garden Inn, a new multi-family residential community, art museum, and an ACAC Wellness & Fitness Center.

# Site Survey

## Parcel A

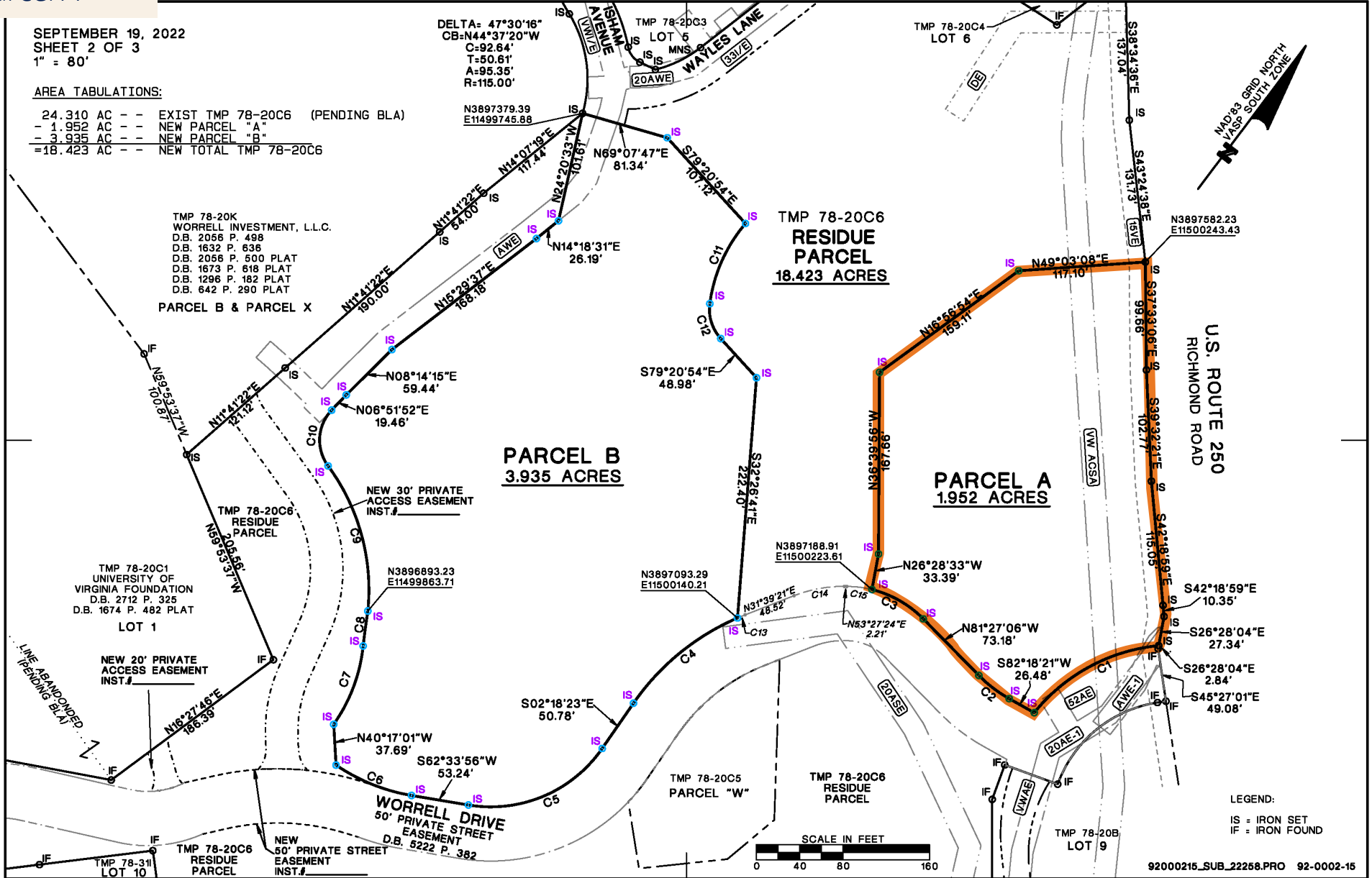
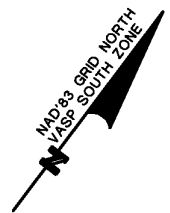
SEPTEMBER 19, 2022  
SHEET 2 OF 3  
1" = 80'

**AREA TABULATIONS:**

24.310 AC	--	EXIST TMP 78-20C6 (PENDING BLA)
1.952 AC	--	NEW PARCEL "A"
3.935 AC	--	NEW PARCEL "B"
18.423 AC	--	NEW TOTAL TMP 78-20C6

DELTA= 47°30'16"  
CB=N44°37'20"W  
C=92.64'  
T=50.61'  
A=95.35'  
R=115.00'

N3897379.39  
E11499745.88



LEGEND:  
IS = IRON SET  
IF = IRON FOUND

92000215\_SUB\_22258.PRO 92-0002-15

# Parcel A

## Property Highlights

- Exceptional frontage on Route 250
- Excellent visibility
- Substantially cleared
- Convenient access from the lighted intersection at the corner of Route 250 (aka Richmond Road) and Worrell Drive
- Benefits from existing roadway infrastructure within park

## Conceptual Site Plan



## Offering Summary

Offering Price:	\$1,295,000
Product Type:	Land
Land Area:	1.95 acres*
Zoning:	PDMC
Road Frontage Route 250:	358 feet
Restriction:	Building size is limited to 15,000 SF building

# Parcel A

Aerial Facing East



# Parcel A

Aerial Facing West



# Peter Jefferson Place

## CLASS A CAMPUS AMENITIES IN A UNIQUE NATURAL SETTING

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ON-CAMPUS HOSPITAL,  
HOTEL, &  
MULTI-FAMILY



WALKING  
TRAILS



ART MUSEUM &  
WELLNESS CENTER



AMPLE ON-SITE  
PARKING



# Sentara Hospital



## ADJACENT TO LEADING REGIONAL SENTARA HOSPITAL

Founded in 1903 by local physicians and named “as the most beautiful hospital in the country” by Soliant Health, Martha Jefferson Hospital in Charlottesville, VA part of Sentara Healthcare, has a rich history and its facility made it a modern beacon of healthcare services. With a commitment to delivering a distinctive combination of cutting-edge technology along with the promise of personalized care tailored to the needs of each individual patient, Sentara Martha Jefferson Hospital has 176 licensed beds featuring all patient-friendly private rooms. The hospital owns 10 primary care and three specialty practices.

**#10 REGIONALLY RANKED AS BEST REGIONAL HOSPITALS**  
by US News

**BLUE DISTINCTION® CENTER+ FOR BARIATRIC SURGERY  
DESIGNATION**

The Centers for Medicare and Medicaid Services (CMS)  
**AWARDS A 5-STAR RATING.**

National Accreditations Program for Breast Centers (NAPBC)  
**AWARDED THREE-YEAR ACCREDITATIONS**

**PARTNER FOR CHANGE AWARD**  
from Practice Greenhealth

Achieves Magnet® Recognition  
**FOR NURSING EXCELLENCE**

“It is our aim to make this institution a blessing to  
this community.”

— Dr. J. Hamilton Browning, 1906  
A Martha Jefferson Hospital founder

### MAJOR SERVICES INCLUDE

- Cancer Care Center
- Digestive Care Center
- Cardiology Care Center
- Orthopedics including Spine Surgery & Joint Replacement Surgery
- Bariatric Surgery
- Neurosciences
- Sleep Medicine Center
- Stroke Care Center
- Thoracic Surgery
- Vascular Medicine and Surgery
- Women’s Health Center



# PJP Campus & Surrounding Area

BLUE RIDGE MOUNTAINS | SHENANDOAH NATIONAL PARK



DOWNTOWN  
CHARLOTTESVILLE

250

PANTOPS  
SHOPPING CENTER



CARRIAGE HILL  
APARTMENTS  
304 Units



250

SENTARA  
MARTHA JEFFERSON  
CAMPUS

KLUGE-RUHE ABORIGINAL  
ART COLLECTION  
OF THE UNIVERSITY OF VIRGINIA

Westminster Canterbury  
OF THE BLUE RIDGE

ALTOVIEW  
APARTMENTS  
250 Units

PJP V



PJP III



PJP II

PJP I



42,417 VPD

PJP VI

PJP VII

250

39,281 VPD

# 2025 Demographics

	5 miles	15 miles	30 miles
<b>Population</b>	96,325	189,730	353,576
<b>Daytime Population</b>	133,262	212,620	349,309
<b>Households</b>	40,033	75,998	141,722
<b>Average Household Income</b>	\$115,647	\$134,129	\$118,315

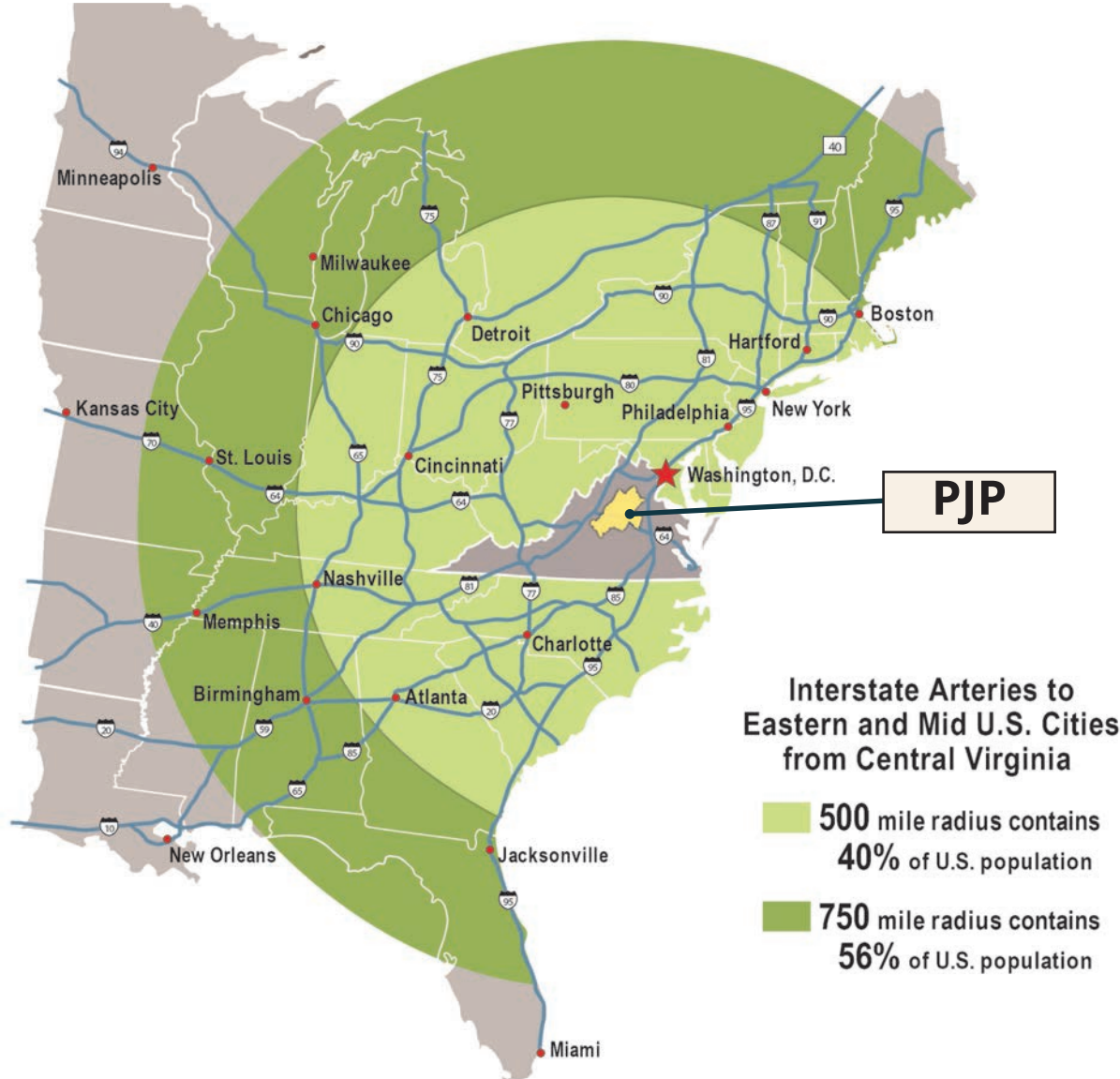
Detailed demographics available upon request



# Why Charlottesville

## Strategic Location

Charlottesville offers a central Virginia location within 1 hour of Richmond, Virginia and 2 hours of Washington, D.C. Midway between Boston and Atlanta, 40% of the U.S. population is within a 500-mile radius including both of those cities as well as New York, Philadelphia, Charlotte, and Nashville.



No. 5

**TOP 100 PLACES TO LIVE**

LIVABILITY, 2021

No.25

**BEST NATIONAL UNIVERSITY (UVA)**

US NEWS & WORLD REPORT, 2022

No. 12

**BEST SMALL PLACES FOR BUSINESS & CAREERS**

FORBES, 2019

No. 3

**TOP 5 HAPPIEST CITIES IN THE US**

NATIONAL GEOGRAPHIC, 2017

**TOP MEDIUM TOWN**

**TOP ADVENTURE TOWN**

BLUE RIDGE OUTDOORS, 2020

## CONTACTS

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