

Table of Contents

03

Property Summary

)4

Property Aerials

09

Area Overview



The offering

- Infill development opportunity in the heart of Downtown Charlottesville
- With eighty feet of frontage on East Jefferson Street, the site is situated between Tenth Street NE and 9 ½ Street
- This level site consists of 0.40 acres (17,424 SF) of land area and is served by public utilities
- Zoned Downtown North Corridor (DN) which allows for a wide variety of uses including professional office, medical office, multifamily, and mixed-use structures.
- Currently improved with 39 parking spaces; property to be conveyed free and clear of leases at closing
- Located within a short walk to the Downtown Mall; walkability score of 90
- Located within an established and growing commercial sub-district which is home to CFA Institute Global Headquarters, UVIMCO, S&P Global, and Hantzmon Wiebel
- Property adjoins Sentara's new 3 story medical office building currently under construction.
- The current owner is also selling an assemblage of properties ("East Jefferson Assemblage") located 2 blocks away from 921 E
 Jefferson. The two offerings ("921 E Jefferson" and "East Jefferson Assemblage") can be purchased separately or as a combined
 package.

Zoned Downtown North Corridor (DN), "this district is the historic center of the City of Charlottesville, and contains many historic structures. In more recent years this area has also developed as the heart of the city's legal community, including court buildings and related law and professional offices, and commercial and retail uses supporting those services. Within this area, residential uses have been established both in single-use and in mixed-use structures. Many former single-family dwellings have been converted to office use." (excerpt from Zoning Ordinance)

921 E Jefferson St Charlottesville, VA

Site Size

0.40 acres (17,424 SF)

Parking:

39 spaces

Zoning

Downtown North

Detailed demographics available upon request

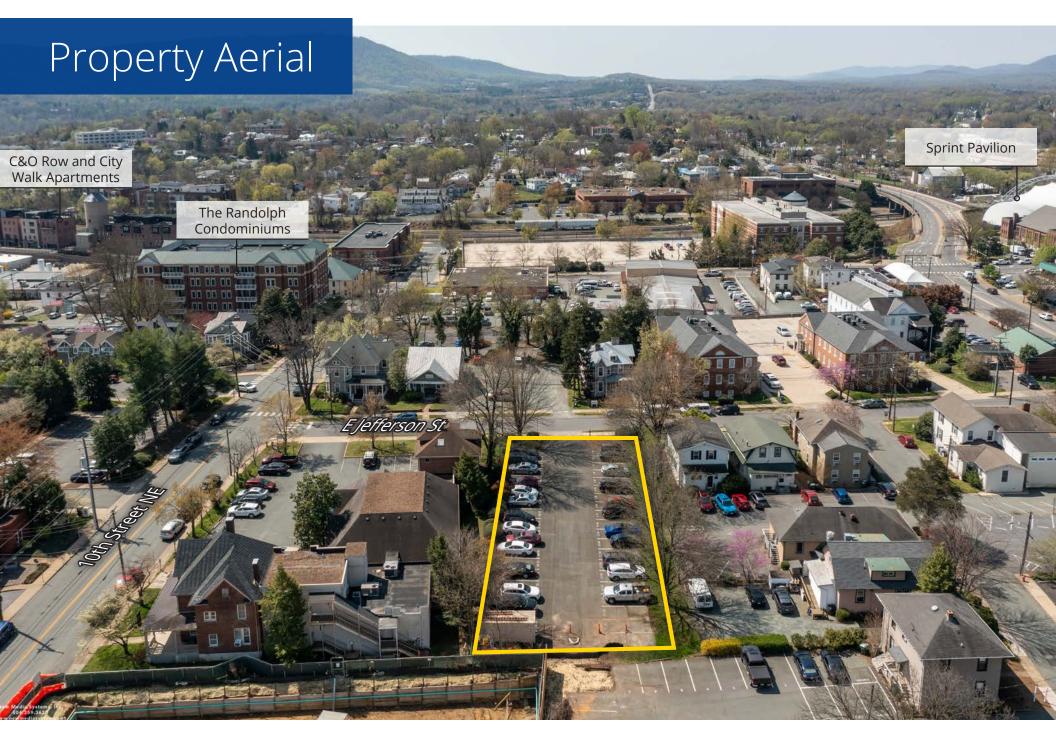
E. JEFFERSON ST.

WITH PROPOSED SCHEME * REPLACE PROPOSED DI-1 IN 10TH ST. WITH DI-38, L=4 AND * RUN IR" LINE DOWN SIDEWALK.















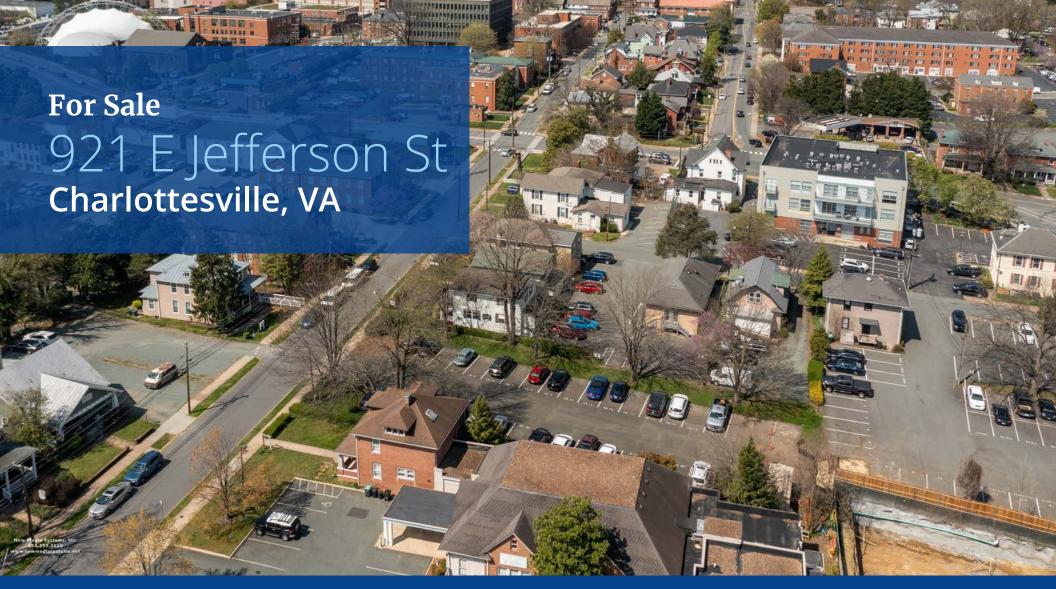
Local Area Overview

Charlottesville is nestled in the shadows of the Blue Ridge Mountains in western Central Virginia. Named in honor of Princess Charlotte, the wife of George III, Charlottesville was settled in the 18th century on a hill overlooking the Rivanna River. Today the city proper has a population of more than 42,000 with a metropolitan population nearing 200,000. The City is still infused with the revolutionary ideals of the founding fathers who once called it home. It hails Thomas Jefferson's memory, as it houses his stunning home and 5,000-acre plantation, Monticello, as well as his beloved University of Virginia. As the city's number one employer, the historic University is an enormous financial asset to the community, providing it with a stable workforce.

The City offers a colorful variety of social, cultural and recreational activities and events. It contains 26 parks and an extensive series of walking trails that run through residential areas and the beautiful Rivanna River. An evening walk down city streets will reveal a creative community bursting with art, music and theatre. The downtown pedestrian mall is one of the most successful of its kind, boasting over 150 charming shops and award-winning restaurants. Several prominent amphitheaters and arenas often draw headline comedians, actors and musicians to the area. Popular activities among residents include worldclass tennis, golf, hiking, ballooning, horseback riding and racing, tubing, fishing, biking, and antiquing. Charlottesville's central location allows for countless daytrips and weekend getaways. A half-hour west is Skyline Drive, the Blue Ridge Parkway, and Shenandoah National Park, and a three-hour drive to the east brings you to sandy beaches. Richmond, the state capital, is just one hour away by car, and Washington, D.C., is just two hours north. Charlottesville averages over 200 days of sunshine a year. It is continually voted as one of the best places to live and do business in the country. The community has a reputation for having the best of both worlds — a small town atmosphere with convenient access to good jobs, fine dining and shopping.

With many awards and accolades to its name, Charlottesville keeps proving its appeal as not only an amazing place to visit, but as an even better place to live and do business.

2nd 3rd Healthiest place Happiest place to live in America in America Kiplinger's Personal Finance National Geographic, 2017 4th 1st Best city for Top State for business enterpreneurs CNBC, 2019 Entrepreneur Magazine 5th 2nd **Tastiest Town** Best college town in the South Southerin Living, 2020 Southern Living Magazine 5th Top 17 Top 100 places Places you must to live in America visit in the US Livability, 2017 Expedia, 2017



Carolyn Shears
Senior Vice President

+1 434 284 4011

carolyn.shears@colliers.com

Cass Kawecki

Vice President +1 434 284 4018

cass.kawecki@colliers.com



Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.