

DEVELOPMENT PARCEL FOR SALE
202 5th Street SW
Charlottesville, Virginia



DEVELOPMENT OPPORTUNITY

Rare Opportunity Zone Parcel in Downtown Charlottesville

For more information, contact:

JENNY STONER

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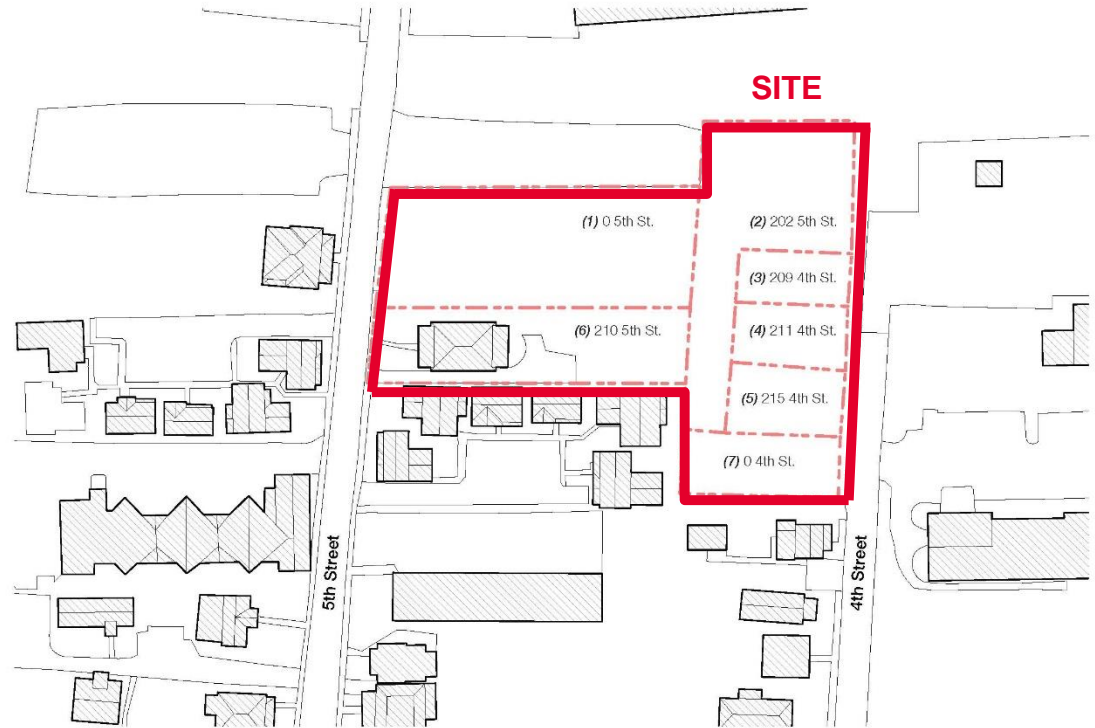
600 E. Water Street, Suite G
Charlottesville, VA 22902
www.thalhimer.com

Property Features

- 1.12 Acres in Opportunity Zone in the heart of Downtown Charlottesville
- Primarily zoned CH allowing a variety by-right uses
- Easily vacated land ready for development
- Access from 4th and 5th Streets
- Just one block off historic West Main Street
- One existing residential rental unit included (parcel 6 in diagram)
- Existing parking lease providing interim income

Specifications	
Total Acres	1.12 Acres
Number of Parcels	7 Total
Zoning	Primarily CH

Demographics			
	1 Mile	3 Miles	5 Miles
Population	22,570	81,287	99,577
Avg. HH Income	\$65,704	\$80,366	\$86,737
Daytime Population	47,130	106,242	121,838



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Sources: SitesUSA, UVAToday.com, Virginia Tourism Corporation, Forbes.com & U.S. Travel Association



RETAIL MARKET STATISTICS



3.8%

OVERALL VACANCY

+370k

ABSORPTION (2016)

3.2%

UNEMPLOYMENT RATE



TRADE AREA DEMOGRAPHICS



+378k

TRADE AREA POPULATION

12.9%

GROWTH SINCE 2010

\$4.19 B

ANNUAL HOUSEHOLD RETAIL EXPENDITURE



COLLEGE TOWN STABILITY



35%

BACHELOR DEGREE+

\$1 B

UVA EXPENDITURES ON LOCAL ECONOMY

\$5.9 B

ANNUAL ECONOMIC ACTIVITY STATEWIDE



TOURISM IMPACTS ECONOMY



500k

ANNUAL TOURISTS

\$995 M

TOURISM REVENUE (2015)

No. 2

MOST FREQUENTLY VISITED CITY IN VIRGINIA

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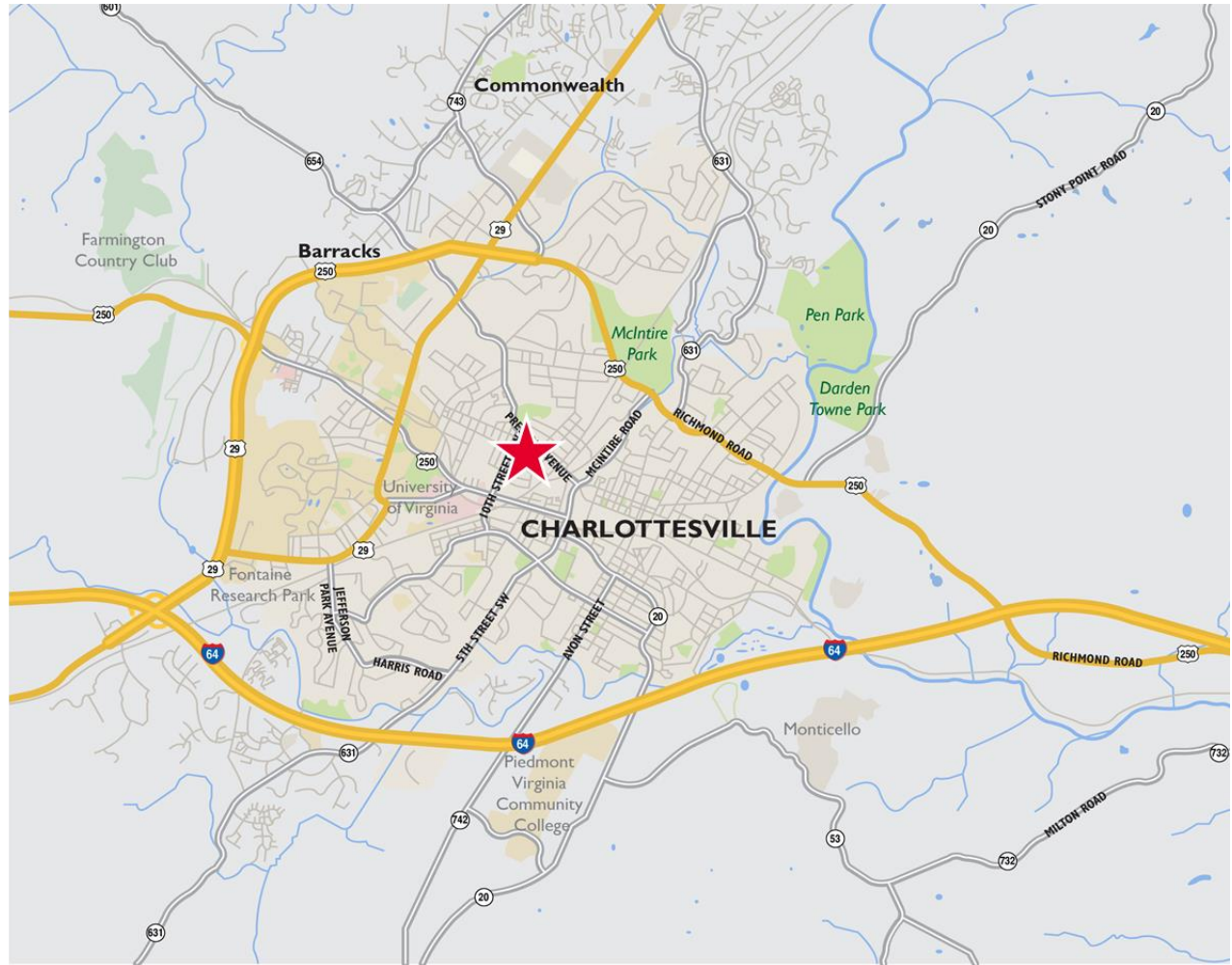
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The Charlottesville Appeal

Charlottesville's rich history, scenic backdrops, award-winning restaurant and events scene, and world class university attract visitors and residents from around the world

- No. 1**
Top College Town
 - Travel Channel
- No. 3**
Best Small Town in the South
 - Southern Living
- No. 5**
Top 100 Best Places to Live in America
 - Livability
- No. 5**
Top 10 Healthiest, Happiest City in the U.S.
 - The Today Show
- One of the Best**
Places to Take a Weekend Trip from D.C.
 - Thrillist
- Top 17**
Places You Must Visit in the U.S.
 - Expedia



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