



FOR SALE

310-312
East Main Street

Charlottesville, VA

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Table of Contents

01	Property Summary
02	Zoning
03	Property Aerials
05	Exterior Photos
06	Interior Photos
07	Building Plans
11	Area Overview
12	Charlottesville Demographics



Property Highlights

The offering

- Prominent location with frontage on both the Downtown Pedestrian Mall and Water Street
- Site consists of 0.13 acres located within the mixed-use Downtown Corridor Historic zoning district, which allows for a variety of intensive commercial and residential uses.
- Property currently improved with a four-story, 22,872 gross square foot mixed-use building
- Most recently the tenant mix included restaurants, retail showroom, office and apartments
- The building is currently vacant and available for immediate possession
- Value add opportunity for developer, investor, or owner-occupier
- Opportunities for the property could include redevelopment, comprehensive renovation of the existing building or re-leasing the existing improvements with nominal upgrades
- Priced well below the current assessment of \$3,129,900
- Property recently received BAR approval for new front facade. Details available upon request
- The property benefits from being conveniently located directly across from the Water Street Parking Garage
- Walkability Index of 100 out of 100 “A walker’s paradise”
- Strong demographics include a surrounding population of 134,641 with average household income of \$129,396 within a 10-mile radius

Offering Price:
\$2,750,000

Salient Facts

Property Address	310-312 E Main Street Charlottesville, VA
Site Size	0.13 Acres
Existing Building Area	22,872 Gross Square Feet
No. of Floors	4
Zoning	Downtown Corridor Historic (“DH”)
Offering Price	\$2,750,000
Offering Price per Gross Square Foot	\$120

Zoning

The Gleason

Apex Building

CODE Building

3Twenty3

Water Street
Parking Garage

The property is currently zoned DH (Downtown Historic), which is a mixed-use district which allows for high density urban infill. The current zoning provides for a maximum of 5-stories by right, and 8-stories with a special use permit. Proposed changes to the Charlottesville Zoning code are well underway and are expected to soon be adopted, with the subject's zoning expected to become DX (Downtown Mixed Use). The proposed zoning as drafted provides for additional density: maximum height of 10-stories, or 12-stories with a density bonus.

310-312 E Main St

Property Aerial



North Downtown

Market Street
Parking Garage

Downtown Mall

310-312 E Main St

Vehicular Crossing

Water Street
Parking Garage

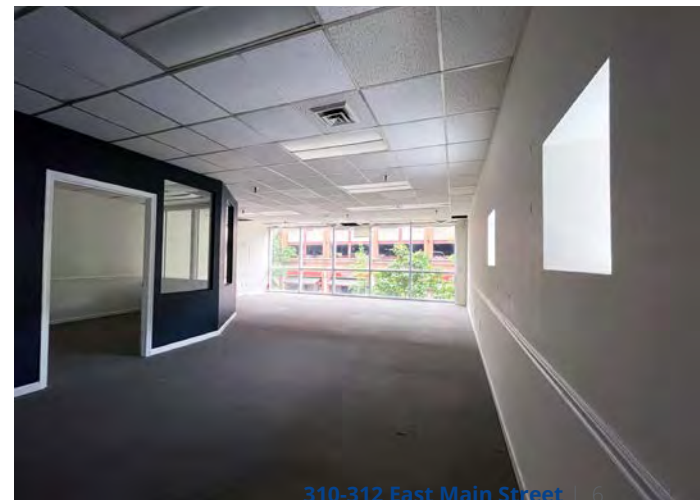
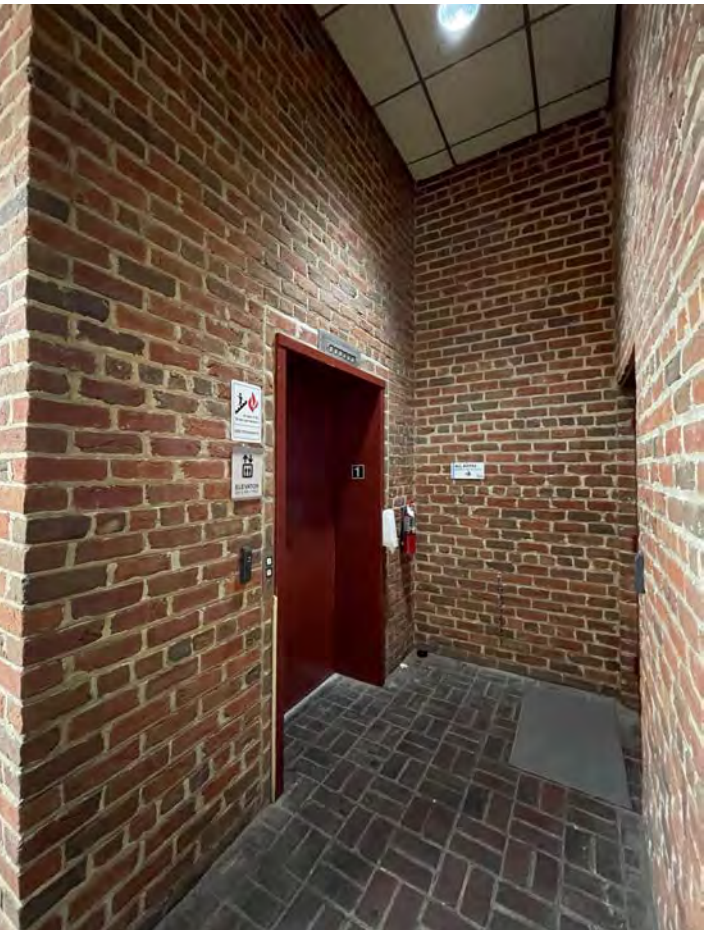
Property Aerial



Exterior Photographs



Interior Photographs

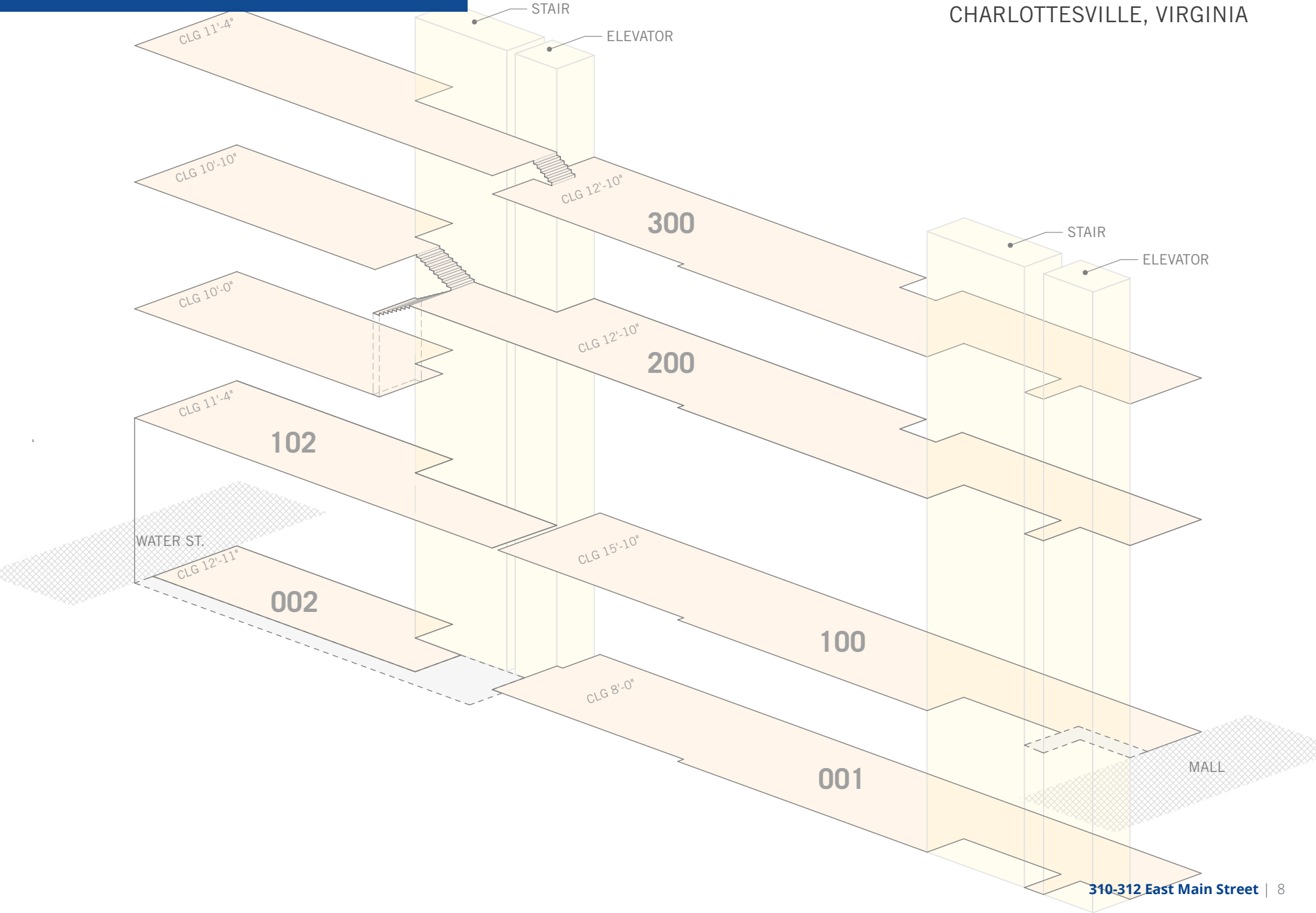


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Proposed Stacking Plan

310 E. MAIN STREET
CHARLOTTESVILLE, VIRGINIA



Proposed Facade Improvements*

Approved by BAR

*Additional Details on renovation plan available upon request

Main Street Elevations

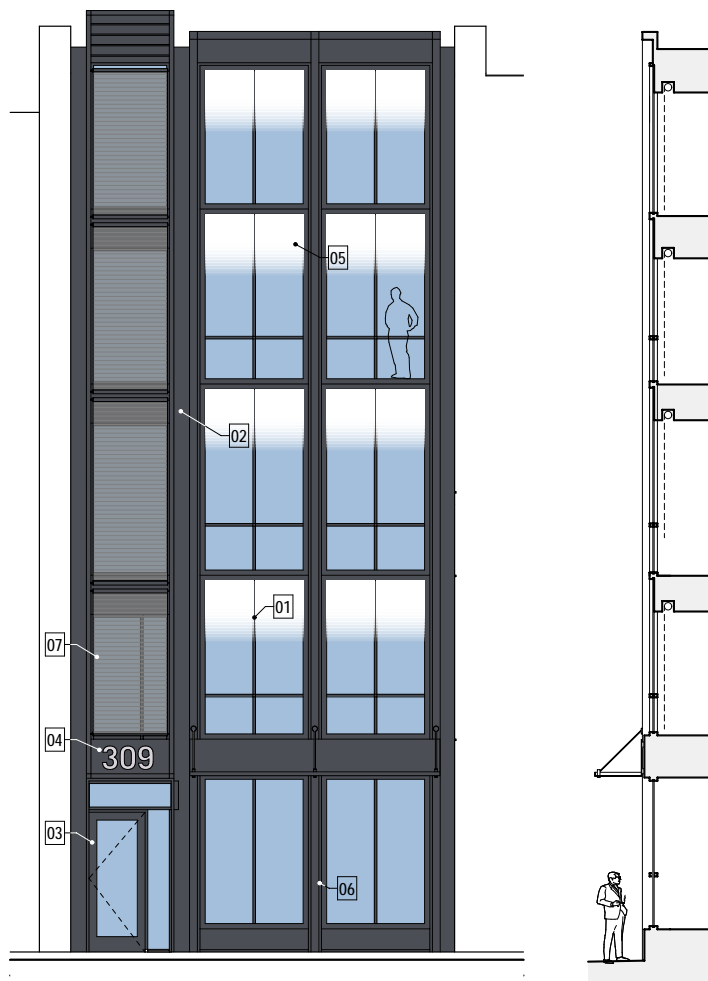


Proposed Facade Improvements*

Approved by BAR

*Additional Details on renovation plan available upon request

Water Street Elevations





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 world-class tennis, golf, hiking, ballooning, horseback riding and racing, tubing, fishing, biking, and antiques. 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

**Healthiest place
to live in America**

Kiplinger's Personal Finance

4th

**Best city for
entrepreneurs**

Entrepreneur Magazine

5th

**Tastiest Town
in the South**

Southern Living Magazine

5th

**Top 100 places
to live in America**

Livability, 2017

3rd

**Happiest place
in America**

National Geographic, 2017

1st

**Top State
for business**

CNBC, 2019

2nd

Best college town

Southern Living, 2020

Top 17

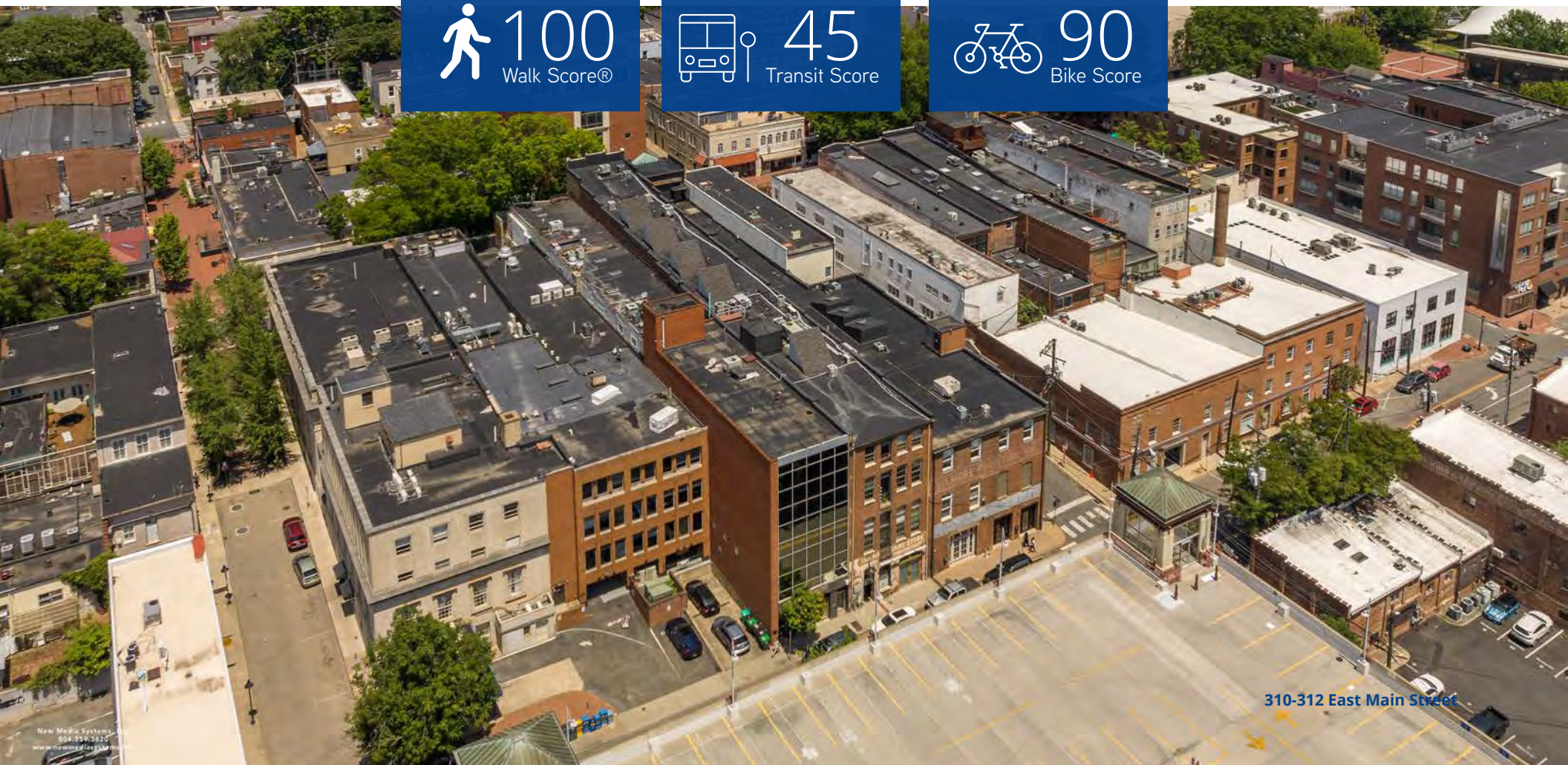
**Places you must
visit in the US**


Expedia, 2017

2022 Demographics

	1 mile	5 miles	10 miles
Population	16,344	101,382	134,641
Daytime Population	23,326	130,956	160,556
Households	7,811	41,368	54,182
Average Household Income	\$106,955	\$117,628	\$129,396

Detailed demographics available upon request



 **100**
Walk Score®

 **45**
Transit Score

 **90**
Bike Score

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