

LOCATION LENS

City stats that attract and retain occupiers



CUSHMAN & WAKEFIELD

THALHIMER

CHARLOTTESVILLE

GROSS METROPOLITAN PRODUCT (GMP)

1

2.3%

With Real GDP Growth of 2.3% from 2016 to 2017, Charlottesville improved to the 174th largest GMP in the United States.



POPULATION

2

230k

The Charlottesville - Albemarle region is home to more than 230,000 residents. With a strong university presence, nearly 45% of the population has attained a college degree.



TRANSPORTATION

3

54

Charlottesville has the 4th highest walk score (58) in VA and is above the U.S. average (48). Bike infrastructure investments are reflected in the city's bike score (54), while the transit score is equal to the U.S. average (38).



COSTS

4

8.0%

The cost of living in Charlottesville is 8% above the national average. Housing is the biggest factor in the cost of living difference.



OFFICE REAL ESTATE

5

3.0%

Office space availabilities are difficult to find in Charlottesville, especially downtown. Office vacancy is below 3% and contributing to rising rental rates.



Sources: Cushman & Wakefield | Thalhimier Research; U.S. Bureau of Economic Analysis; U.S. Census Bureau; Walk Score

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