**FOR SALE**
FORMER BANK BRANCH

# 2100 IVY ROAD
## CHARLOTTESVILLE, VA 22903

CUSHMAN & WAKEFIELD | THALHIMER

# PROPERTY OVERVIEW

## FEATURES

- Prominent hard corner near University of Virginia campus
- Signalized intersection of Ivy Road & Alderman Road
- Excellent visibility with dual access points
- 3 existing drive-thru lanes
- Close proximity to UVA Athletics facilities, Grounds & new Data Science Center

## BUILDING HIGHLIGHTS

| 3,260 | 0.47 | 1960 |
|---|---|---|
| **TOTAL SF** | **ACRE** | **BUILT** |

| FLOORS | Two (2) |
|---|---|
| ZONING | B-1 (City of Charlottesville) |
| PARKING | 12 spaces (3.7 per 1,000 SF) |
| TRAFFIC COUNTS | 11,900 VPD – Ivy Road<br>8,400 VPD – Alderman Road |

**16,536 POPULATION**

**$73,296 AVERAGE INCOME**

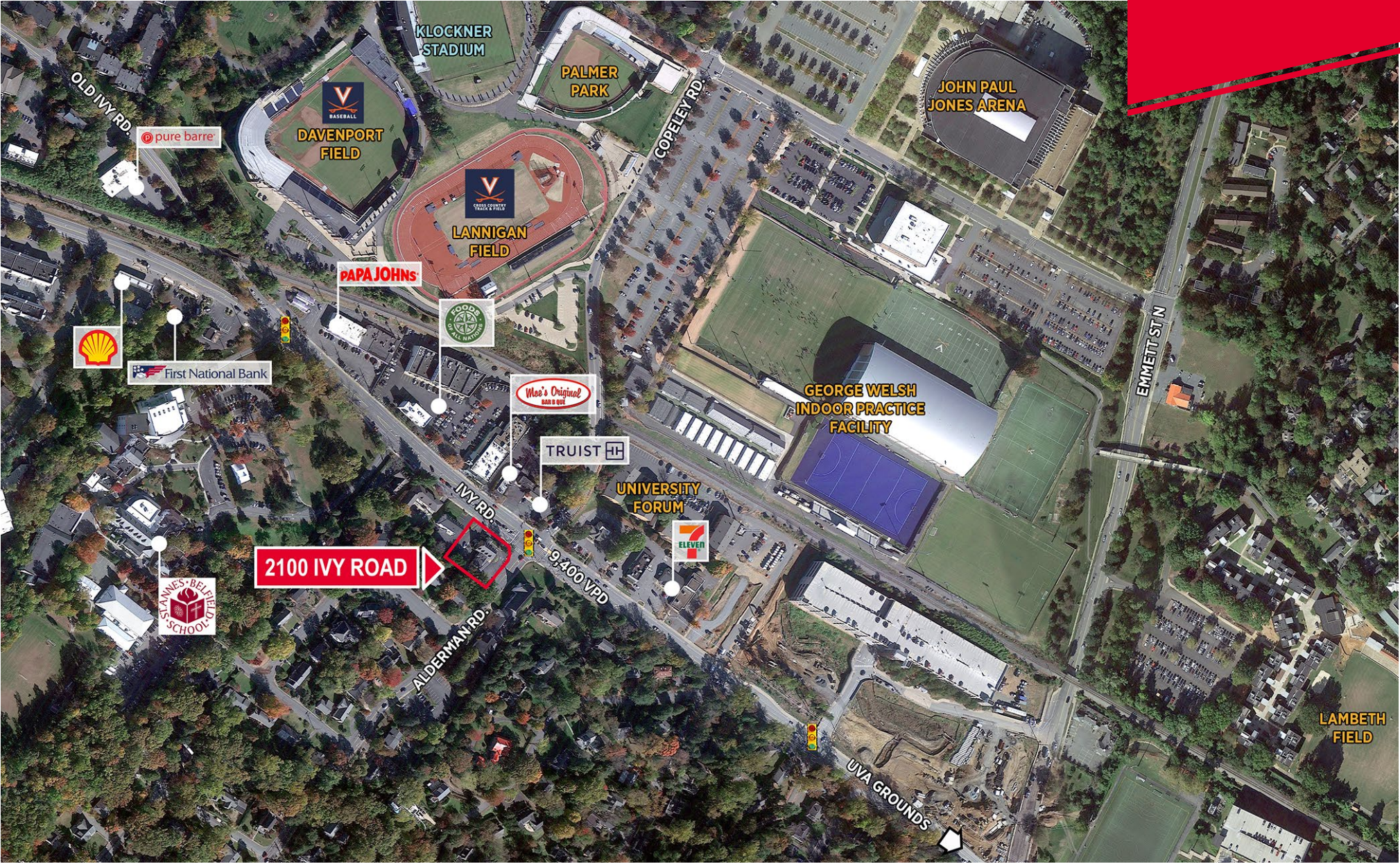**10,933 DAYTIME EMPLOYEE POPULATION**

## DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **Population** | 16,536 | 74,515 | 99,365 |
| **Average Household Income** | $73,296 | $97,023 | $104,016 |
| **Daytime Employee Population** | 10,933 | 75,590 | 95,502 |

# PROPERTY PHOTOS

LOBBY & ENTRANCE



TELLER AREA & LOBBY



BREAK ROOM & BATHROOM



REAR FAÇADE & DRIVE-THRUS

# AERIAL OVERVIEW

2100 IVY ROAD
CHARLOTTESVILLE, VA

OLD IVY RD.

pure barre

KLOCKNER STADIUM

PALMER PARK

JOHN PAUL JONES ARENA

COPELEY RD

V BASEBALL

DAVENPORT FIELD

V CROSS COUNTRY TRACK & FIELD

LANNIGAN FIELD

PAPA JOHNS

FOODS OF ALL NATIONS

First National Bank

Moe's Original BAR B QUE

GEORGE WELSH INDOOR PRACTICE FACILITY

EMMETT ST N

TRUIST

IVY RD.

UNIVERSITY FORUM

2100 IVY ROAD

7 ELEVEN

9,400 VPD

ALDERMAN RD.

LAMBETH FIELD

UVA GROUNDS

ST. ANNES BELFIELD SCHOOL

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