



**THALHIMER**

LAND FOR SALE  
3030 Avemore Square Pl  
Charlottesville, Virginia

VACANT LAND 0.78 ACRES



## Last Avemore Commercial Lot

For more information, contact:

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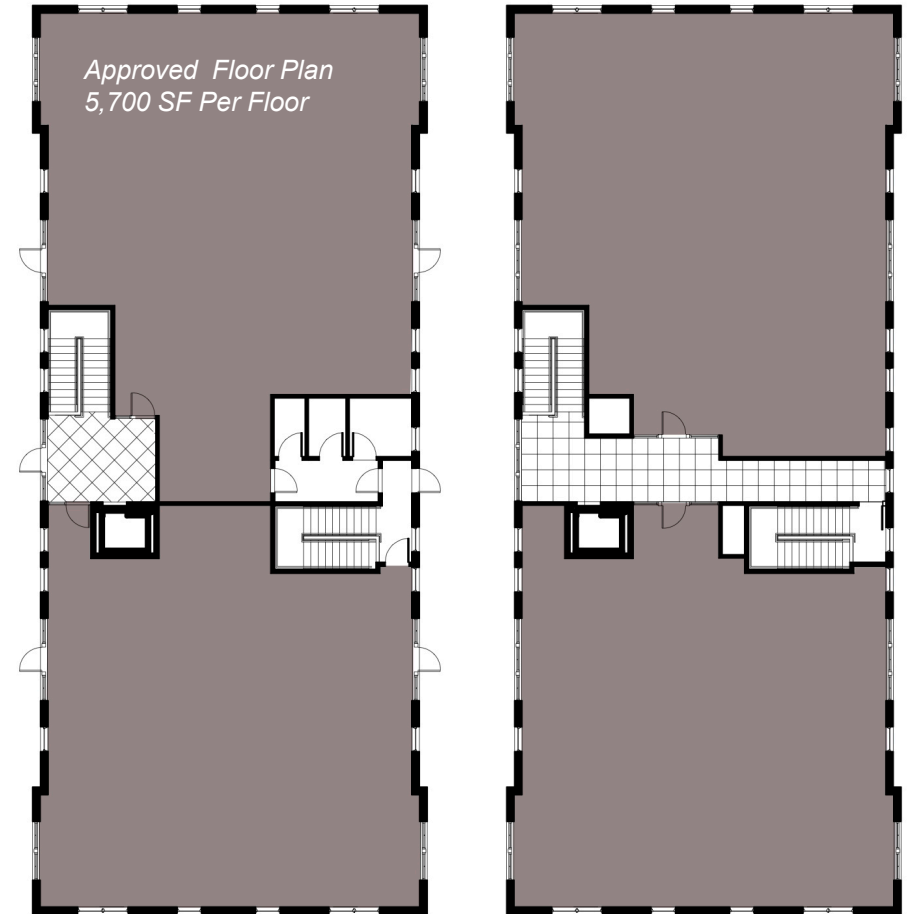
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## Property Features

- Vacant Land – 0.78 Acres
- Zoning – Approved for 11,400 SF Retail/Office Use
- Parking – 5+ / 1,000 SF
- Building Permit and GO! Only remaining commercial development pad at Avemore, fully approved plans
- Proposed 11,400 SF two-story building has already received final site plan and Architectural Review Board approvals
- Pad is rough graded with utilities onsite
- Parking lot curbing in place and parking area partially paved
- Office and Retail uses permitted

Approved Building Rendering



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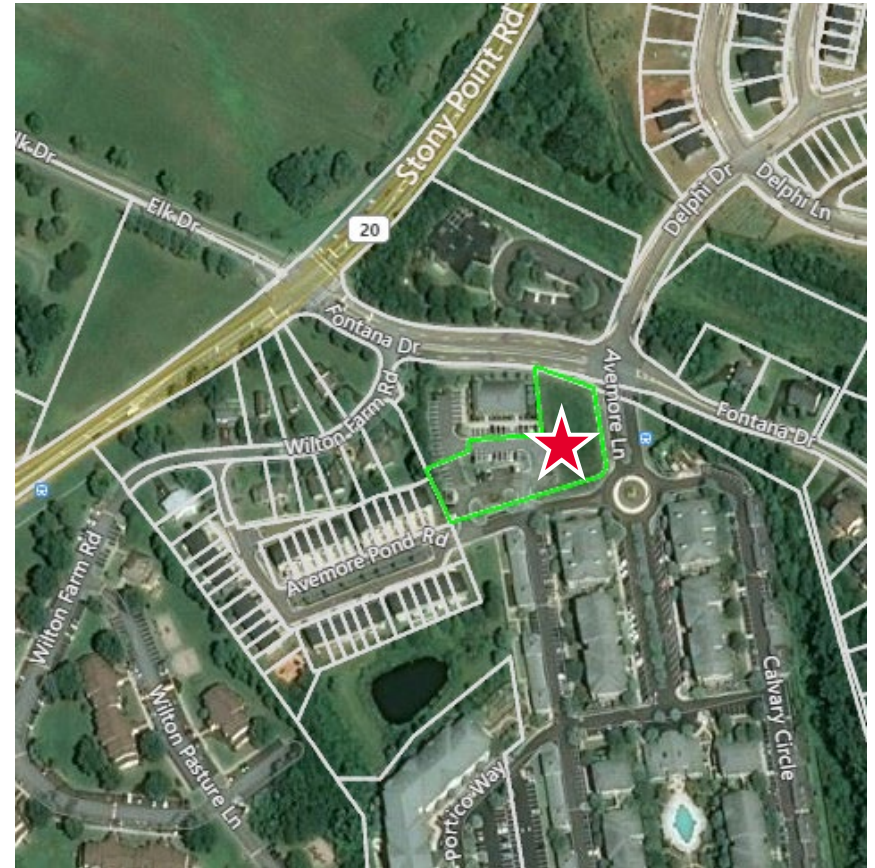
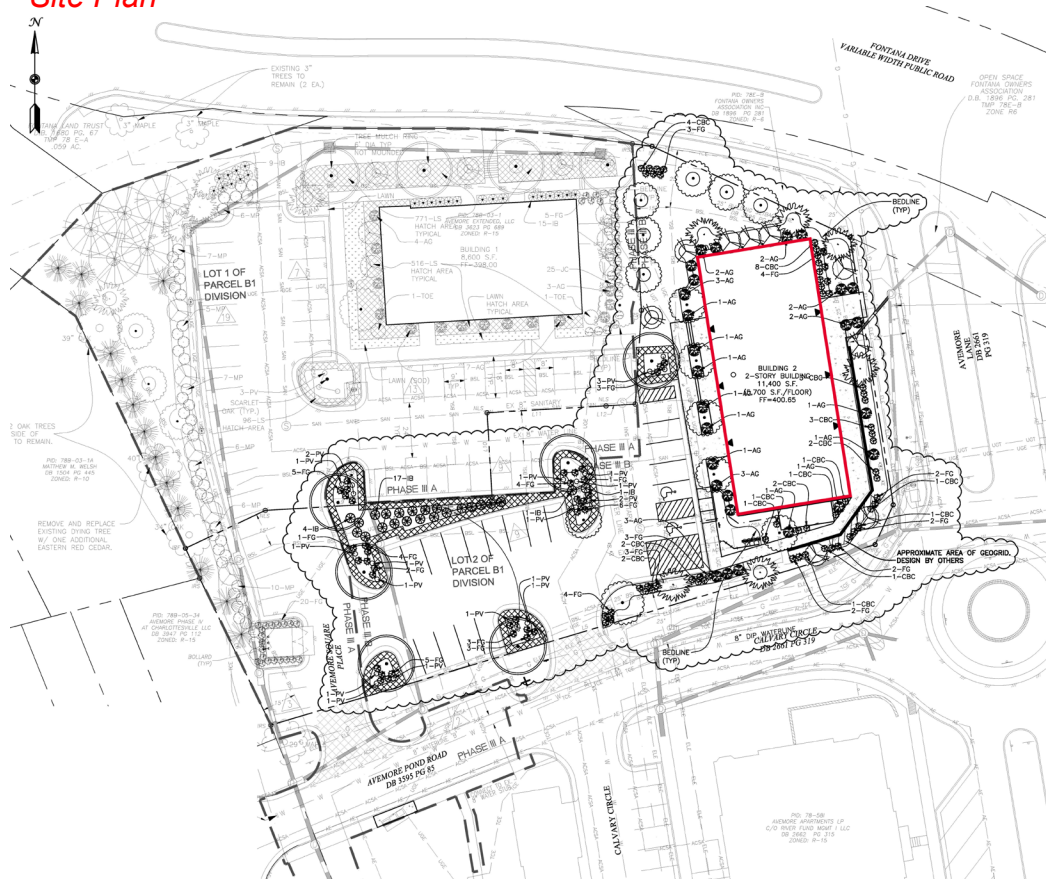
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**Site Plan**



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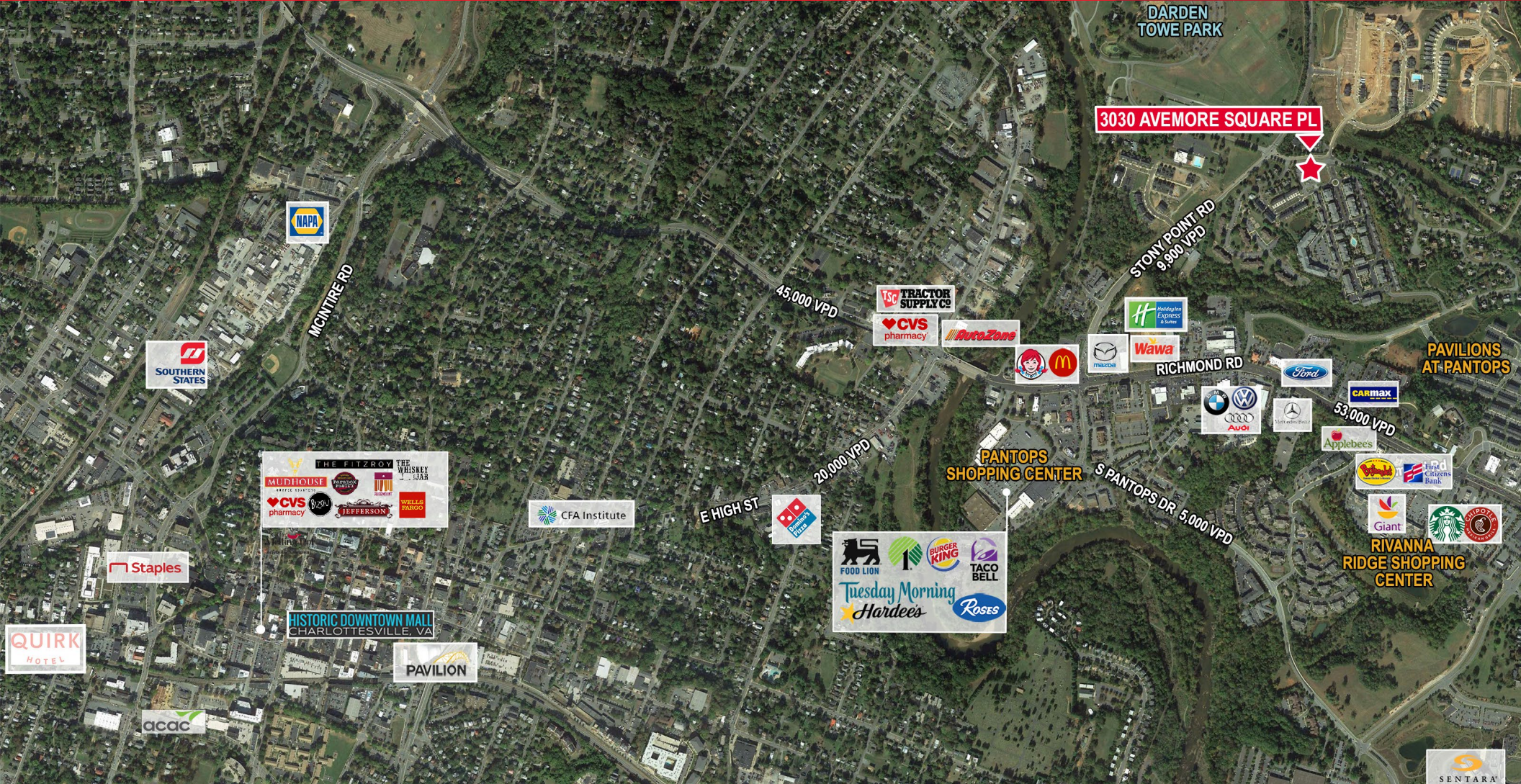
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