

# 2363 COMMONWEALTH DRIVE

Charlottesville, VA 22901



THALHIMER

For Lease | Office | New Renovation with Build-To-Suit Opportunity

5,260 SF AVAILABLE



Contact | JENNY STONER | Senior Vice President | 434 234 8417 | [jenny.stoner@thalhimer.com](mailto:jenny.stoner@thalhimer.com)  
| JOSI WILLIAMS | Associate | 434 333 6991 | [josi.williams@thalhimer.com](mailto:josi.williams@thalhimer.com)

600 E. Water Street, Suite C  
Charlottesville, VA 22902  
[www.thalhimer.com](http://www.thalhimer.com)



# PROPERTY OVERVIEW



## FEATURES

- **1<sup>st</sup> Floor: 2,147 SF**
- **2<sup>nd</sup> Floor: 2,940 SF**
- **Total of 5,260 SF**
- Redevelopment of existing building
- Great conversion opportunity to daycare/education, office or medical building
- New renovation with build-to-suit opportunity
- Ample outdoor space
- Onsite parking with good circulation



UNIQUE OPPORTUNITY TO DESIGN YOUR OWN SPACE



CONVENIENT LOCATION WITH PARKING & VISIBILITY



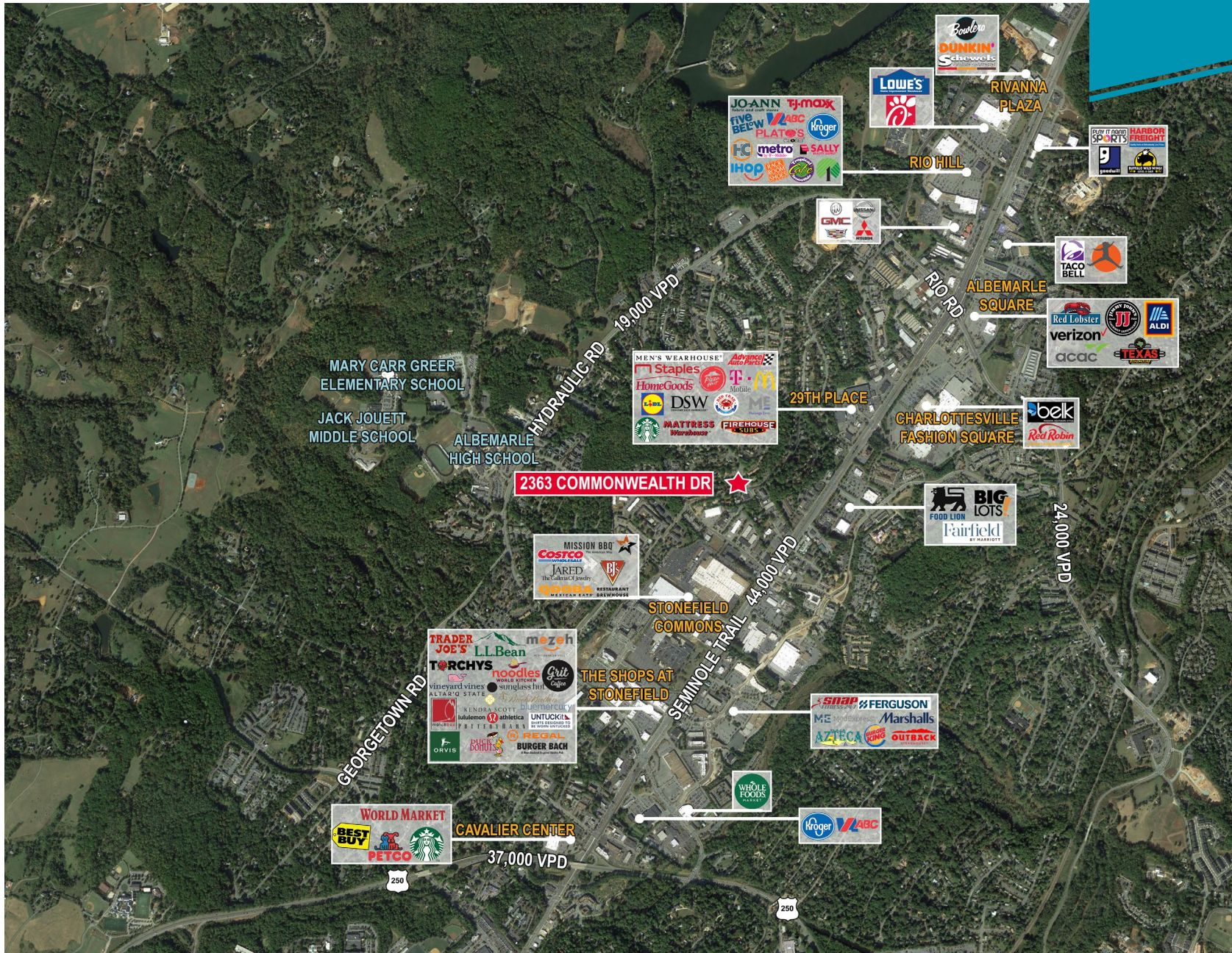
OWNERSHIP OPPORTUNITIES AVAILABLE

## DEMOGRAPHICS

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Population</b>	12,524	53,994	105,141
<b>Daytime Population</b>	17,548	68,349	138,699
<b>Households</b>	5,538	22,008	42,753
<b>Average HH Income</b>	\$88,212	\$114,643	\$119,372



# AERIAL OVERVIEW







**JENNY STONER**  
Senior Vice President  
434 234 8417  
jenny.stoner@thalhimer.com

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Associate  
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