



13,000 VPD

FONTAINE AVE

PIEDMONT AVE

LAND FOR SALE | 0.422 ACRES

2401 FONTAINE AVE

Charlottesville, VA 22903



CUSHMAN &
WAKEFIELD

THALHIMER

2401 FONTAINE AVE

PROPERTY FEATURES



0.422 Acres on Fontaine Avenue



Existing $\pm 3,600$ SF home
(leased)



Prime redevelopment site for
townhomes or apartments



New CX-5 Zoning allows unlimited
density and up to 7 stores of
height with bonus units



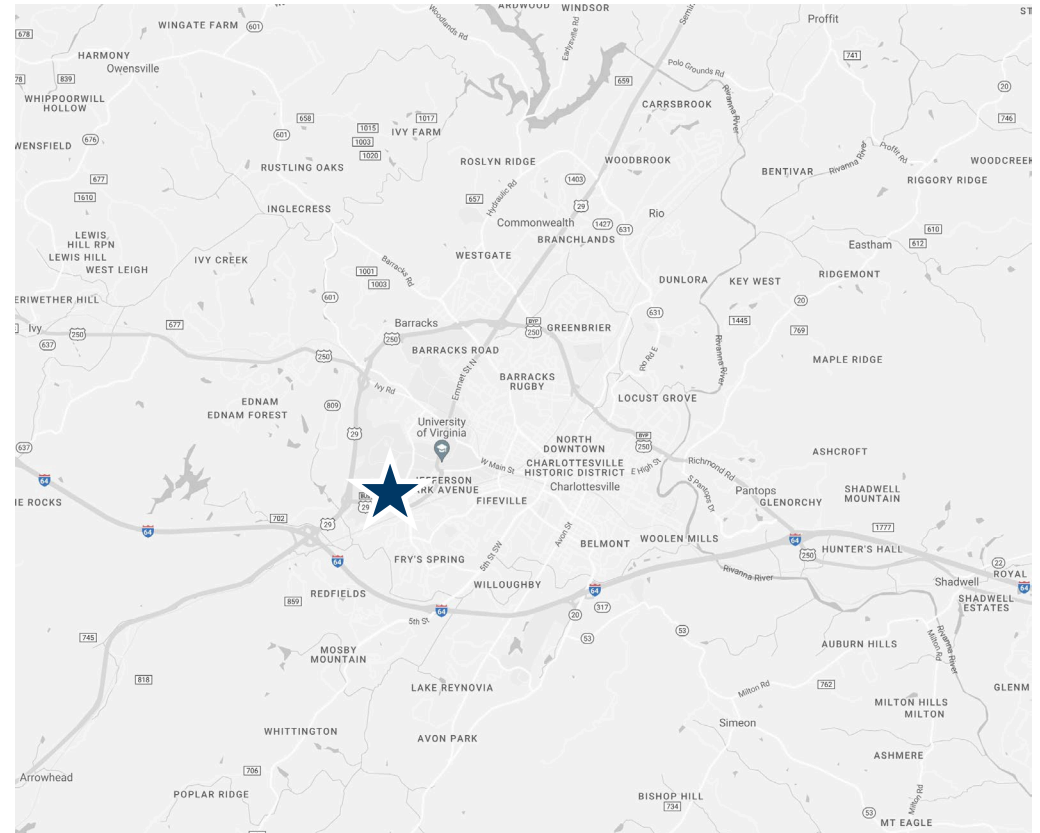
Good visibility and easy access to
Rt 29 & 64



Sample 6 unit plat completed



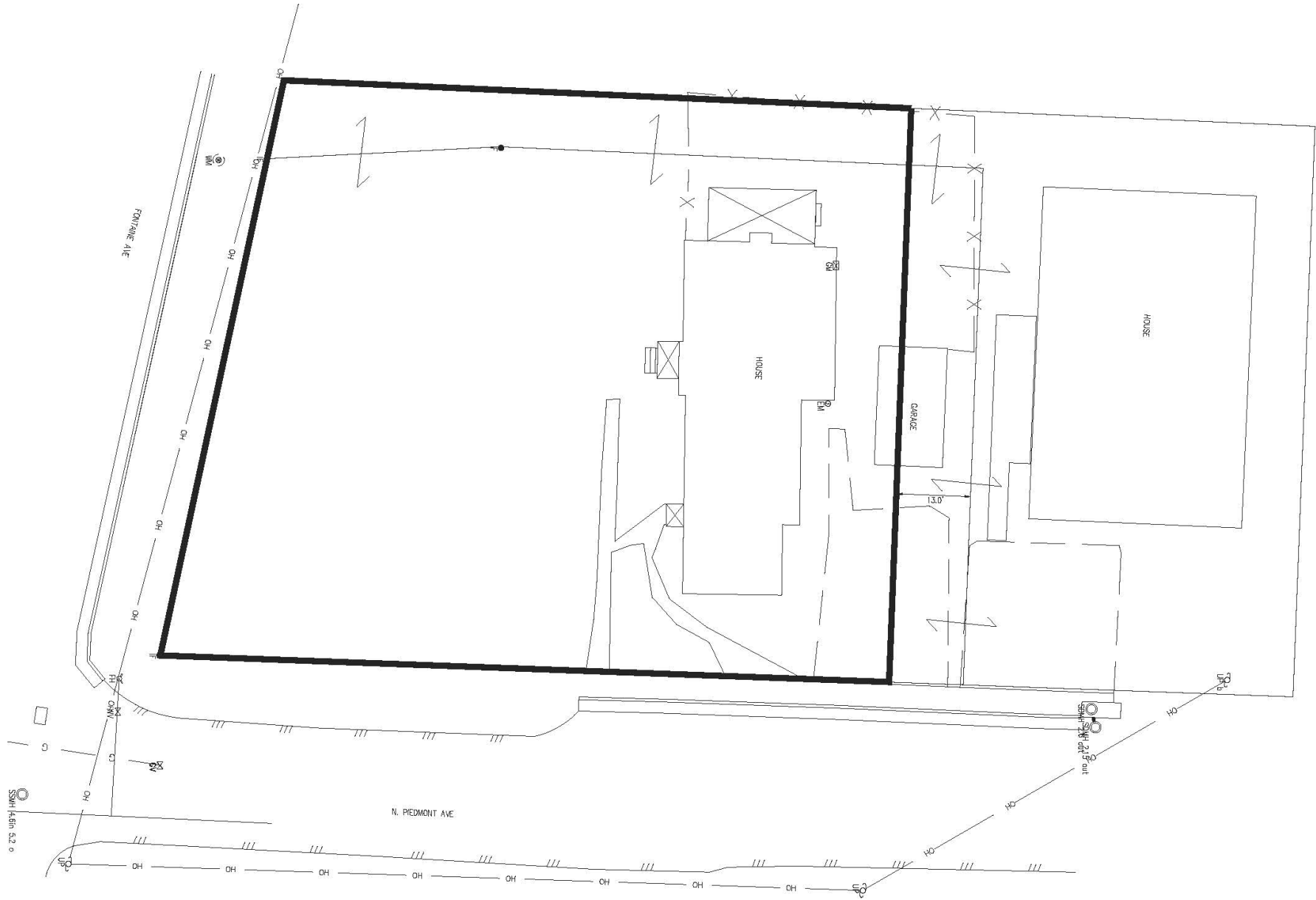
Close Proximity to UVA



	1 Mile	3 Mile	5 Mile
2023 Total Population	14,334	66,805	99,063
2028 Projected Population	14,172	67,060	100,146
2023 Households	4,035	26,302	40,442
2023 Education Some College & Above	80.3%	77.9%	79.6%
2023 Average Household Income	\$101,712	\$111,421	\$116,325
2023 Median Household Income	\$62,325	\$71,331	\$76,569
2023 Daytime Population	13,401	88,103	130,178
2023 Median Age	23.4	28.3	31.9

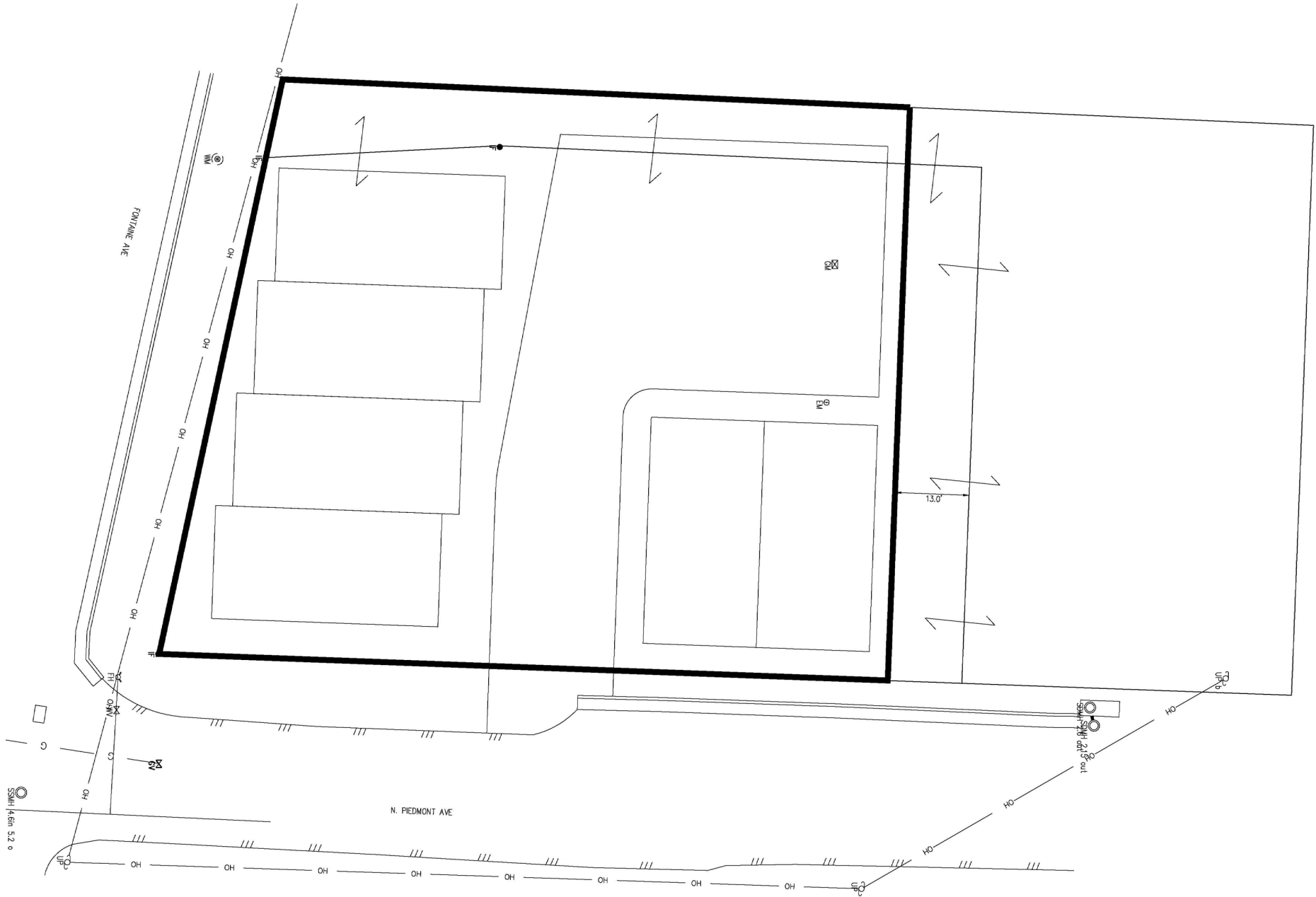
2401 FONTAINE AVE

EXISTING PLAT



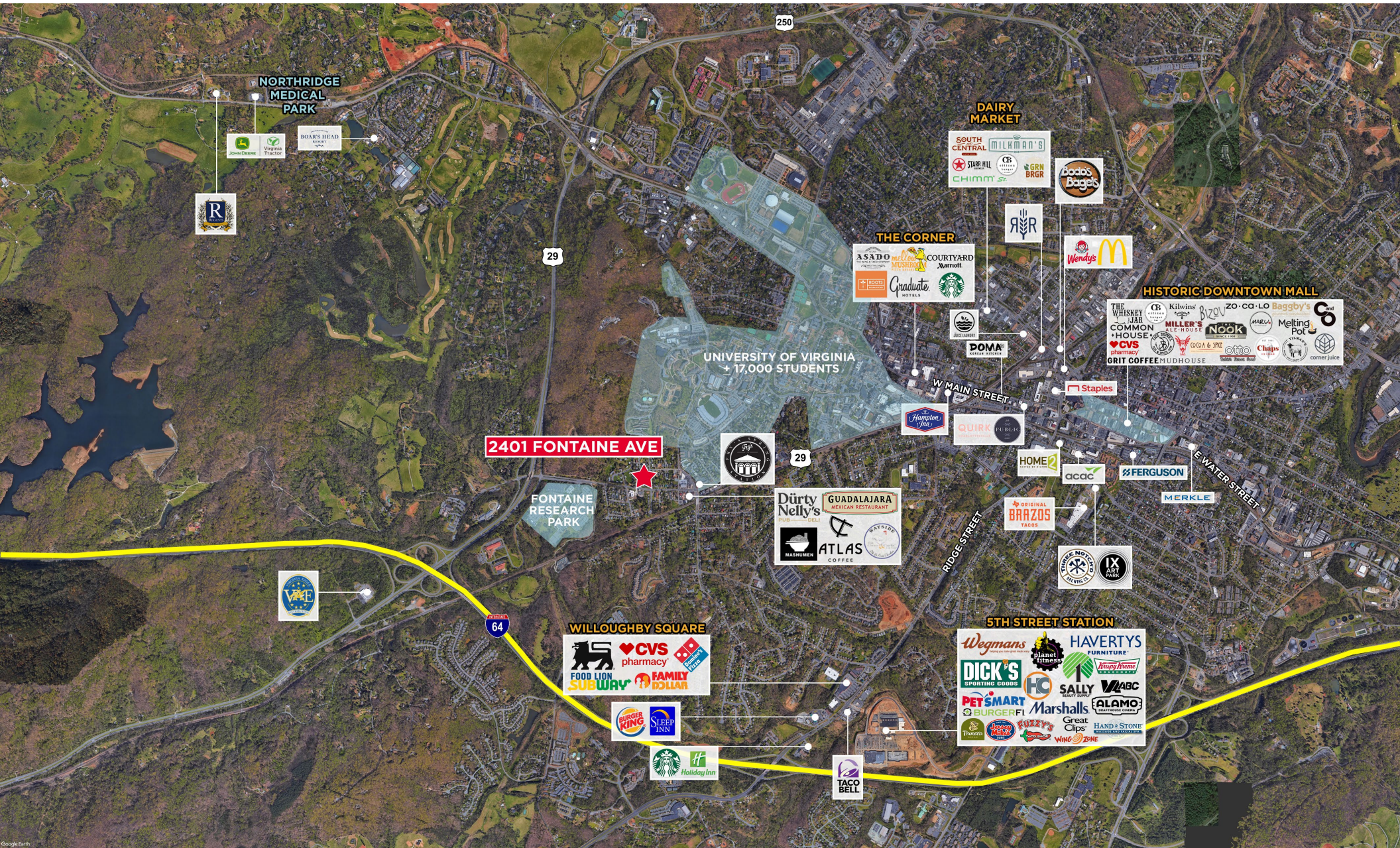
2401 FONTAINE AVE

SAMPLE 6 LOT LAYOUT



2401 FONTAINE AVE

PROPERTY LOCATION





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