



BROOKHILL TOWN CENTER



MIXED-USE DEVELOPMENT

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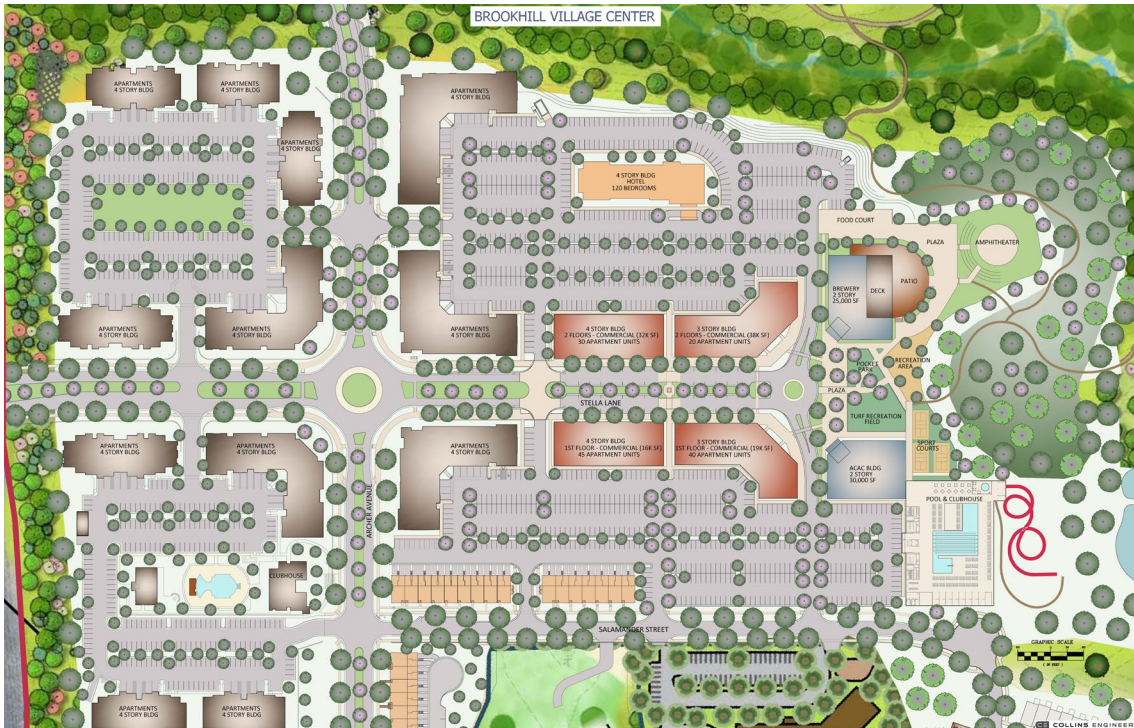


THALHIMER

600 E Water Street, Suite C
Charlottesville, VA 22902

BROOKHILL TOWN CENTER

Brookhill is a premier mixed-use development currently under construction in Charlottesville at Route 29 and Polo Grounds Road. This innovative project will feature over 1,500 residential units, an elementary school, public amphitheater, walking/biking trail system, a farmer's market, and more, as well as up to 285,000 SF of commercial space including the Brookhill Ice Rink. The Brookhill community will also include a club house and amenity spaces for local residents. Phase 1 construction is currently under way with apartments now open, followed by Senior living facilities and the Brookhill Town Center. Office and retail space available now for lease!



BROOKHILL ELEMENTARY SCHOOL



**PUBLIC EVENTS
AMPHITHEATER,
ICE SKATING RINK AND
FARMER'S MARKET**



**AMPLE AMENITIES: TRAIL
SYSTEM, RETAIL SPACE,
FITNESS CENTER, AND MORE**



285,000 SF

COMMERCIAL SPACE FEATURING RETAIL, HOTEL
FITNESS, MEDICAL, & OFFICE OPPORTUNITIES



316 APARTMENTS

(UNDER CONSTRUCTION)
ADDITIONAL 200 UNITS IN PHASE II



176

SENIOR LIVING, ASSISTED LIVING & MEMORY CARE
UNITS (UNDER CONSTRUCTION)

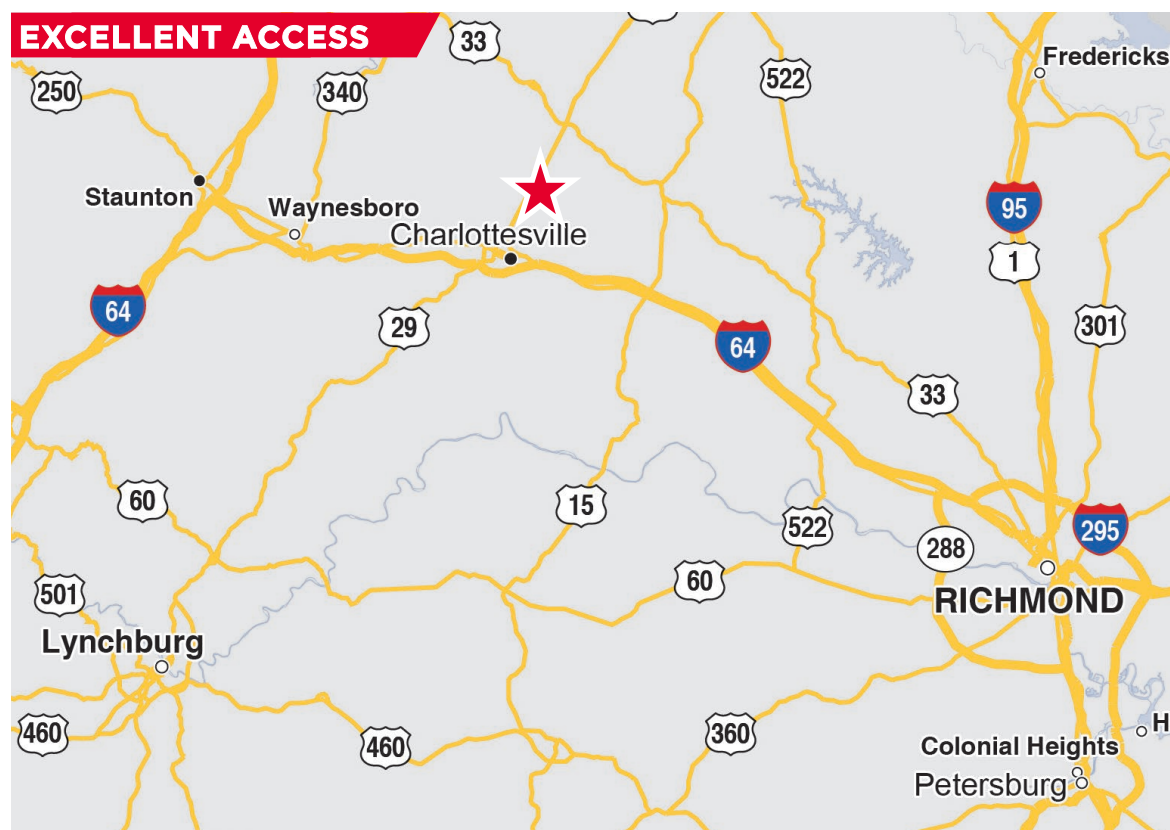


OVER 1,000

ADDITIONAL SINGLE-FAMILY HOUMES
& CONDOS TO BE DEVELOPED BY
LOCAL BUILDERS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	2,624	29,622	68,986
No. of Households	1,006	12,328	28,663
2024 Average Household Income	\$188,606	\$131,976	\$128,034
2024 Daytime Population	3,698	33,822	83,839



68,986

5-MILES **POPULATION**



12,328

3-MILES **NO. OF HOUSEHOLDS**



\$188,606

1-MILE **AVG. HH INCOME**



83,839

5-MILE **DAYTIME POPULATION**

RETAIL OPPORTUNITIES



**ANCHOR & SMALL SHOP
SPACE AVAILABLE**



**GREAT RESTAURANT
OPPORTUNITIES WITH PATIO**



**HEAVY SURROUNDING
RESIDENTIAL**



ATTRACTIVE NEW DEVELOPMENT



**EASY ACCESS FROM ROUTE 29,
THE MAIN CHARLOTTESVILLE
THOROUGHFARE**



BUILD TO SUIT OPPORTUNITIES

OFFICE OPPORTUNITIES



LARGE OFFICE BLOCK OPPORTUNITIES



LARGEST FLOOR PLATES IN THE CVL MARKET



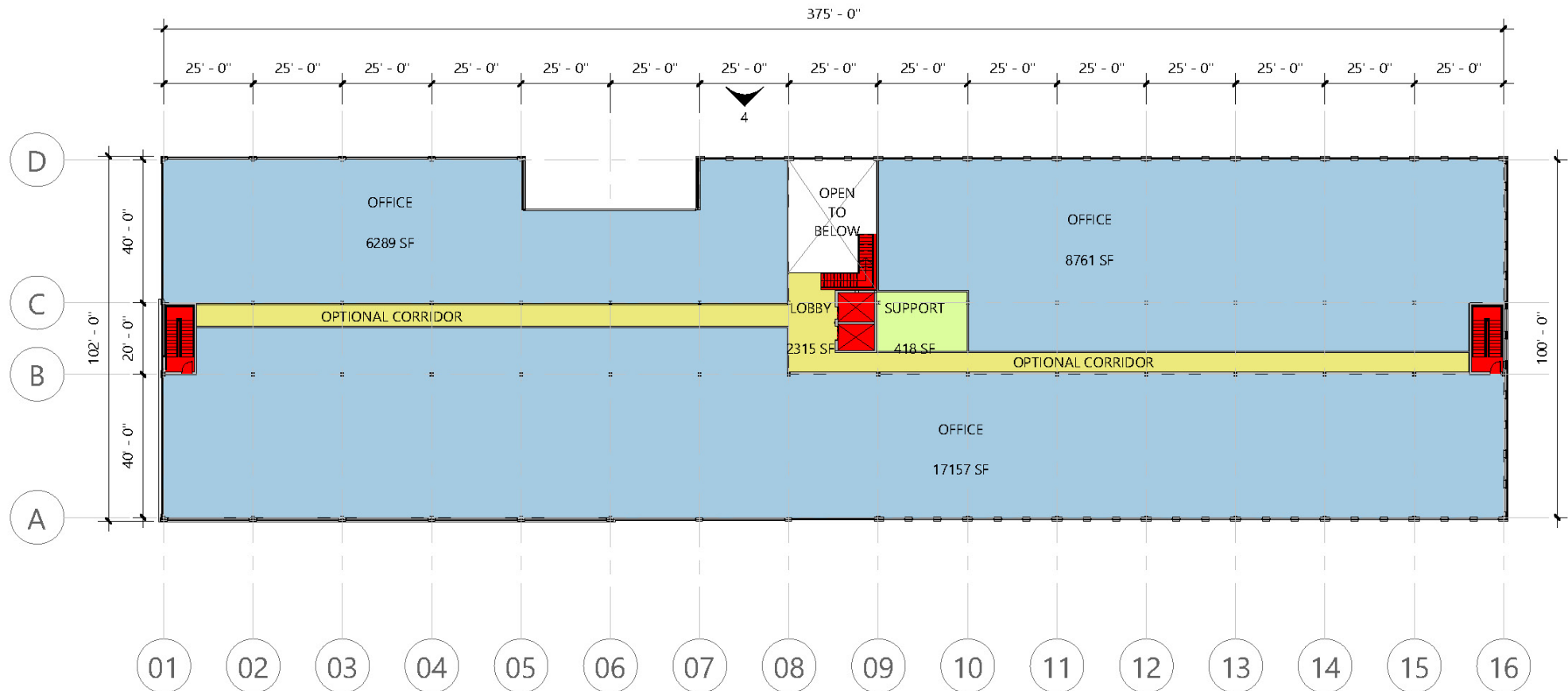
FREE ONSITE PARKING



BUILD TO SUIT OPPORTUNITIES

OFFICE OPPORTUNITY: SOUTH BUILDING

LARGE 2ND FLOOR BLOCK | 6,300 – 38,000 SF AVAILABLE



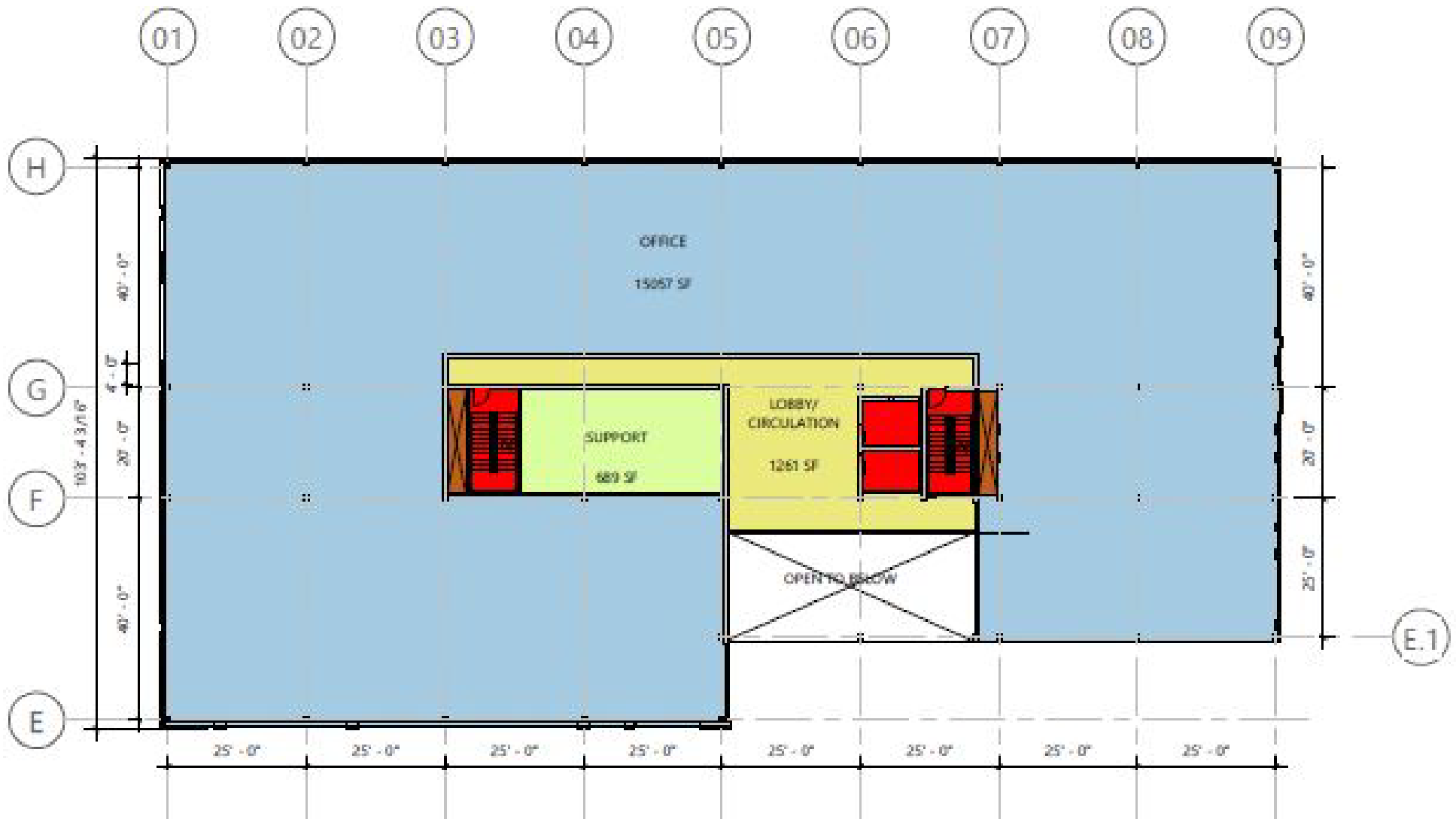
OFFICE OPPORTUNITY: NORTH BUILDING

UP TO 60,000 SF AVAILABLE ON 3 FLOORS | 1ST LEVEL FLOOR PLAN



OFFICE OPPORTUNITY: NORTH BUILDING

UP TO 60,000 SF AVAILABLE ON 3 FLOORS | 2ND & 3RD LEVEL FLOOR PLANS



LOCATION OVERVIEW

Charlottesville, Virginia

Charlottesville is the economic anchor for the Central Virginia region - powered by the strength of top-ranked University of Virginia, diverse industries, and well-educated population. The MSA is bordered by the Blue Ridge Mountains and is comprised of eight neighboring counties and the City of Charlottesville. The area offers a modern regional airport with direct flights to Chicago, New York, and Atlanta, as well as access to surrounding cities via Interstate 64 and Route 29.

Charlottesville is home to an exceptionally skilled and educated workforce with over 40% of the MSA's population having at least a Bachelor's degree. The quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. The overall quality of life in Charlottesville benefits from a cost of living that is approximately 3% above the national average. With close proximity to Shenandoah National Park and the Monticello Wine Region, area residents enjoy a variety of outdoor activities, award-winning vineyards, and numerous local cideries, breweries, and restaurants.

A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia. Founded by Thomas Jefferson in 1819, the Academical Village and Jefferson's home at Monticello are registered UNESCO World Heritage Sites. The University consistently ranks as one of the top five public universities in the country. Continued expansion of the University and the area's larger healthcare facilities, continue to provide strong economic growth that has fueled commercial and residential growth in the city's core and surrounding counties.

The Charlottesville Appeal

With its rich history, national parks, and award-winning restaurant scene, Charlottesville attracts visitors from all over the United States.



PROPERTY LOCATION



PROPERTY LOCATION



PROPERTY PHOTOS



PROPERTY PHOTOS





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