FOR **LEASE/SALE**

2ND FLOOR MEDICAL OFFICE CONDO

PETER JEFFERSON PLACE III 600 PETER JEFFERSON PKWY | CHARLOTTESVILLE, VA 22911



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

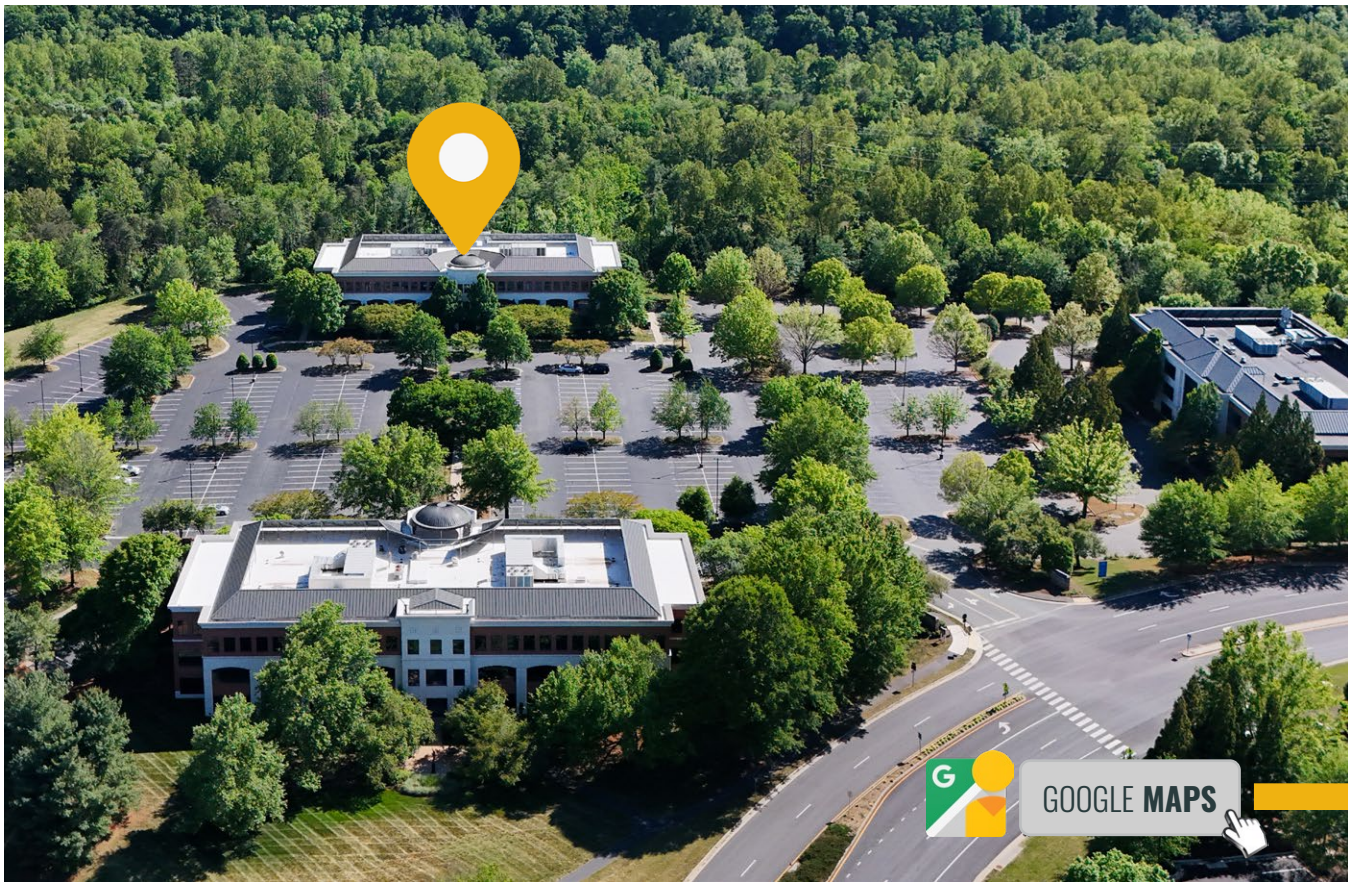
PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,010 SF ± 2nd floor medical office condo
- Recently renovated with a modern aesthetic and functional, turn-key features
- 3 dedicated offices, 3 exam rooms, 3 treatment rooms, 1 lab, 1 procedure room, 1 nurse's station, large waiting area, a break room and 2 bathrooms
- Building and suite are fully ADA/HIPAA compliant
- Part of a 5-building medical campus
- Ideally located with immediate access to I-64 and Route 250
- Convenient location to provide outpatient services for Charlottesville and surrounding counties
- Ample parking and easy ingress/egress
- Surrounded by complimentary medical service providers and Sentara Martha Jefferson Hospital

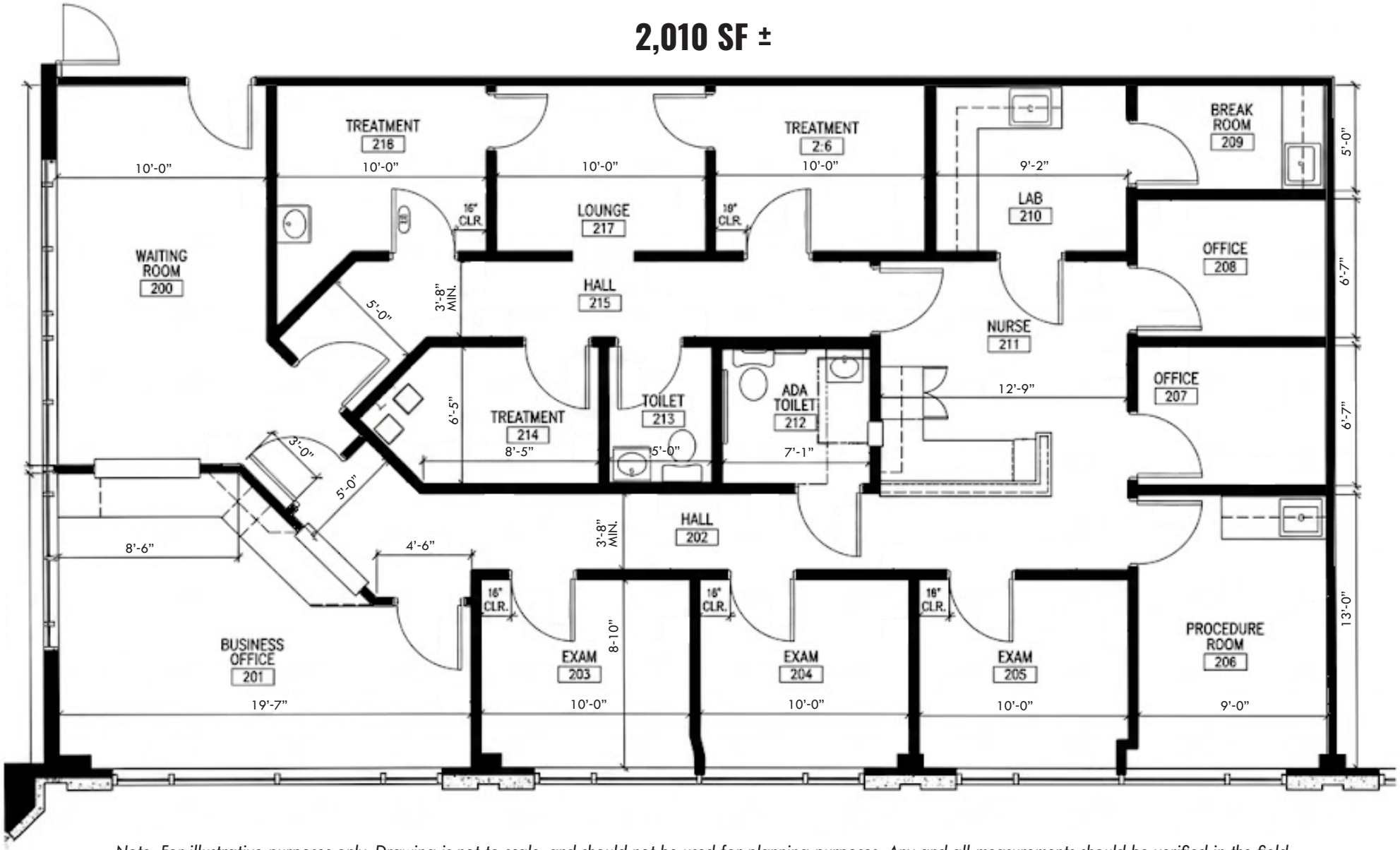
CONDO SIZE:	2,010 SF ± (SUITE 200)
BUILDING SIZE:	60,919 SF ±
YEAR BUILT:	2006
ZONING:	PLANNED DEVELOPMENT MIXED COMMERCIAL





FLOOR PLAN: SUITE 200

2,010 SF ±

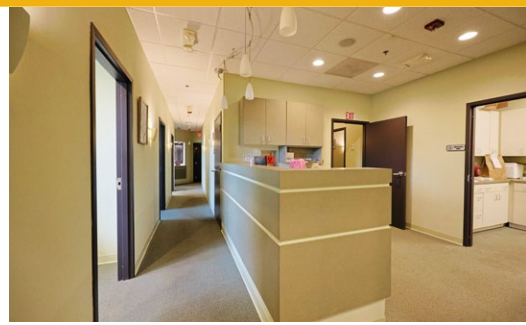


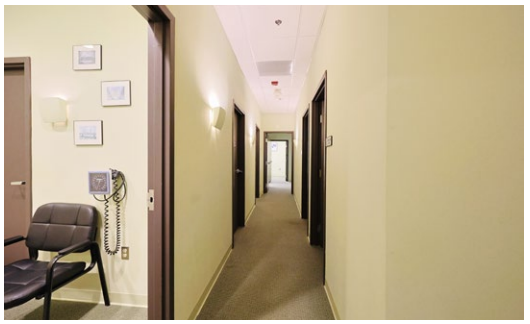
Note: For illustrative purposes only. Drawing is not to scale, and should not be used for planning purposes. Any and all measurements should be verified in the field.

INTERIOR **PHOTOS**







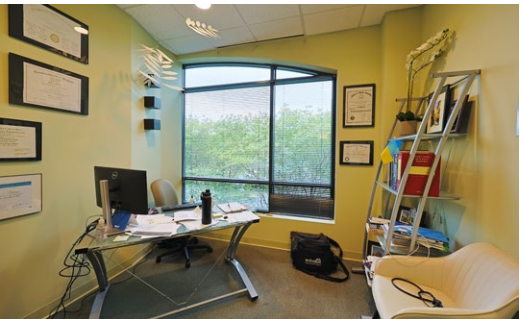






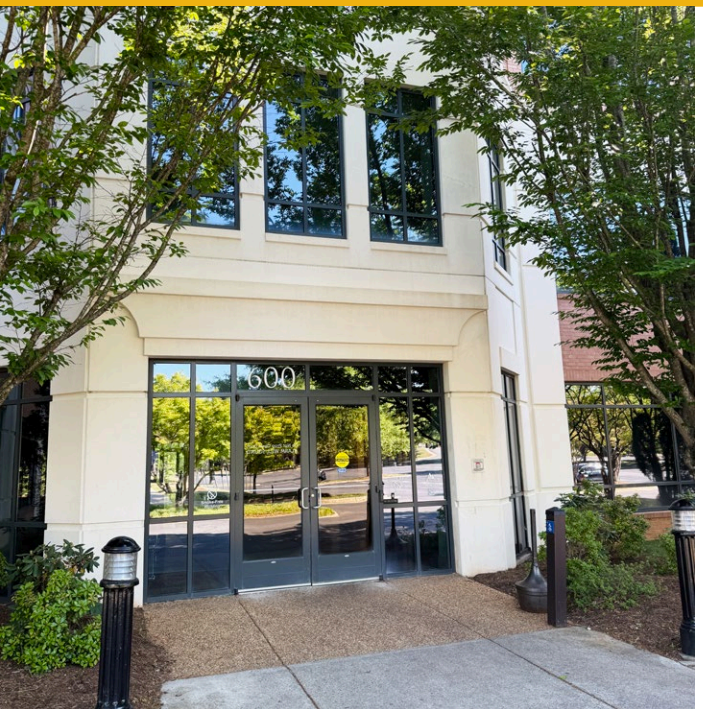


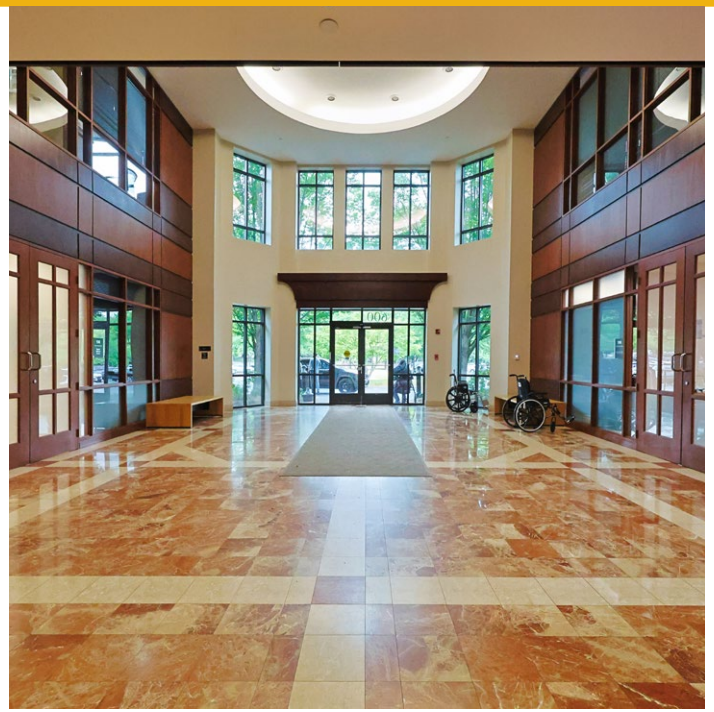






ADDITIONAL **PHOTOS**











LOCAL **BIRDSEYE**



CHARLOTTESVILLE TRADE AREA





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

40% EMERGING HUB



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

19% CITY GREENS



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

14% URBAN CHIC



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

DEMOGRAPHICS

2025

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	3,148	29,543	96,514
DAYTIME POPULATION	8,246	47,526	132,794
AVERAGE HOUSEHOLD INCOME	$131,344	$125,107	$116,957
NUMBER OF HOUSEHOLDS	1,730	14,265	39,925
MEDIAN AGE	50.9	38.7	32.1

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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