



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

**NEW MIXED-USE
DEVELOPMENT**

THREE NOTCH'D CENTER



**5375 THREE NOTCH'D ROAD
CROZET, VIRGINIA 22932**



**FOR
LEASE**



VISIT PROPERTY PAGE FOR MORE INFORMATION.

PROPERTY HIGHLIGHTS

New Development – Delivering Q4 2026

- » Planned 21,405 SF mixed-use building over two stories
- » Flexible design for office and retail users
- » Projected to break ground in late Q4 2025
- » Ample surface lot parking spaces

Strategic Crozet Location

- » Prominent frontage on Three Notch'd Road, a primary corridor in Crozet
- » High visibility with strong local and regional traffic exposure
- » Situated in the heart of Crozet's designated growth area

Regional Connectivity

- » Key route for travelers between Crozet, Western Albemarle County, and the Blue Ridge Mountains
- » Excellent exposure to both local residents and destination-bound traffic

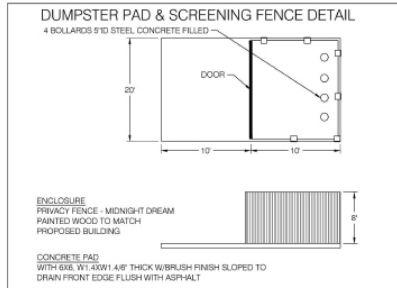
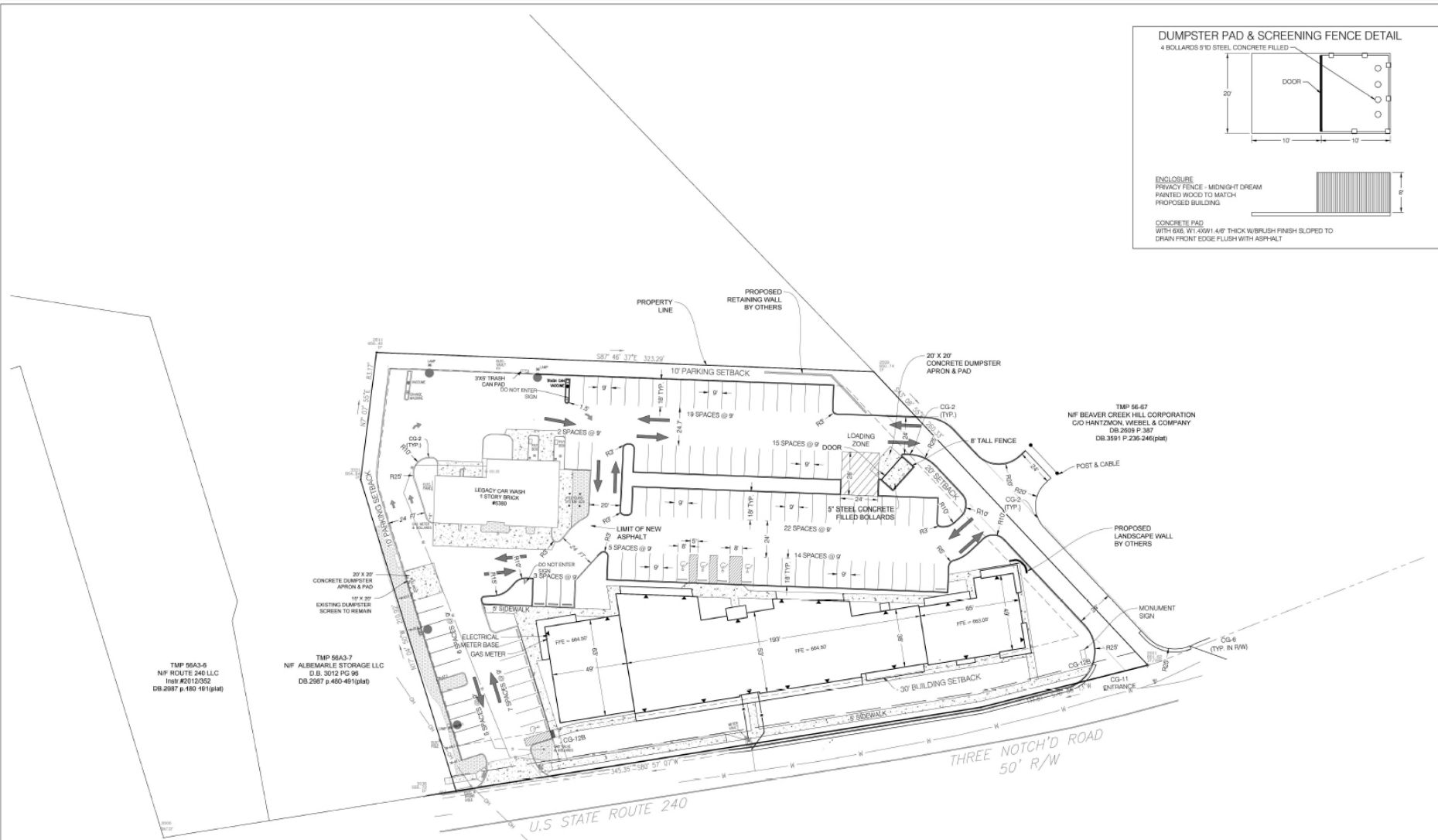
Ideal for Mixed-Use Tenancy

- » Designed to support a balanced mix of professional office and retail tenants
- » Thoughtfully designed mixed-use layout offering retail storefronts and adaptable office space to suit a diverse range of businesses



AVAILABLE:	21,405 SF ± MIXED-USE BUILDING (DELIVERING Q4 2026)
LOT SIZE:	2.32 ACRES ±
RENTAL RATE:	NEGOTIABLE

SITE PLAN



- NOTES / SCOPE FOR THIS PLAN:
1. ALL UTILITIES SERVING ALL THREE (3) BUILDINGS ARE TO BE PLACED UNDERGROUND.
 2. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES THE ROUTING, CONDUIT REQUIREMENTS, AND METER BASE LOCATIONS FOR GAS, TELEPHONE, ELECTRICAL CABLE. CONTRACTOR TO COORDINATE BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS.
 3. THE LANDSCAPE WALL WILL BE CONSTRUCTED OF A BLOCK MATERIAL IN A MEDIUM OR DARK EARTH TONE THAT COORDINATES WITH THE MATERIALS OF THE BUILDING.

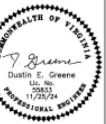
SDP 2024-36
12/12/24
APPROVED



ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
1000 W. MAIN STREET, SUITE 200
CHARLOTTEVILLE, VA 22902
PHONE 888-877-0025
WWW.ROUDABUSH.COM

NO.	DATE	BY	DESCRIPTION
1	1/26/24	DES	COUNTY COMMENTS
2	1/26/24	DES	COUNTY COMMENTS
3	1/26/24	DES	COUNTY COMMENTS
4	1/26/24	DES	COUNTY COMMENTS
5	1/26/24	DES	COUNTY COMMENTS

DRAWN: JHR
DESIGNED: LMG
PRODUCTION: JHR



THREE NOTCH'D CENTER
ALBEMARLE COUNTY, VIRGINIA
TAX MAP 50A3, PARCEL 9
FINAL PHASE - DIMENSION PLAN

DATE: 12/12/2024
SCALE: 1"=30'
SDP: 20240000074
FILE: 23-2844
SHEET: 11 OF 18

BIRDSEYE

CURRENTLY OPERATIONAL
CAR WASH

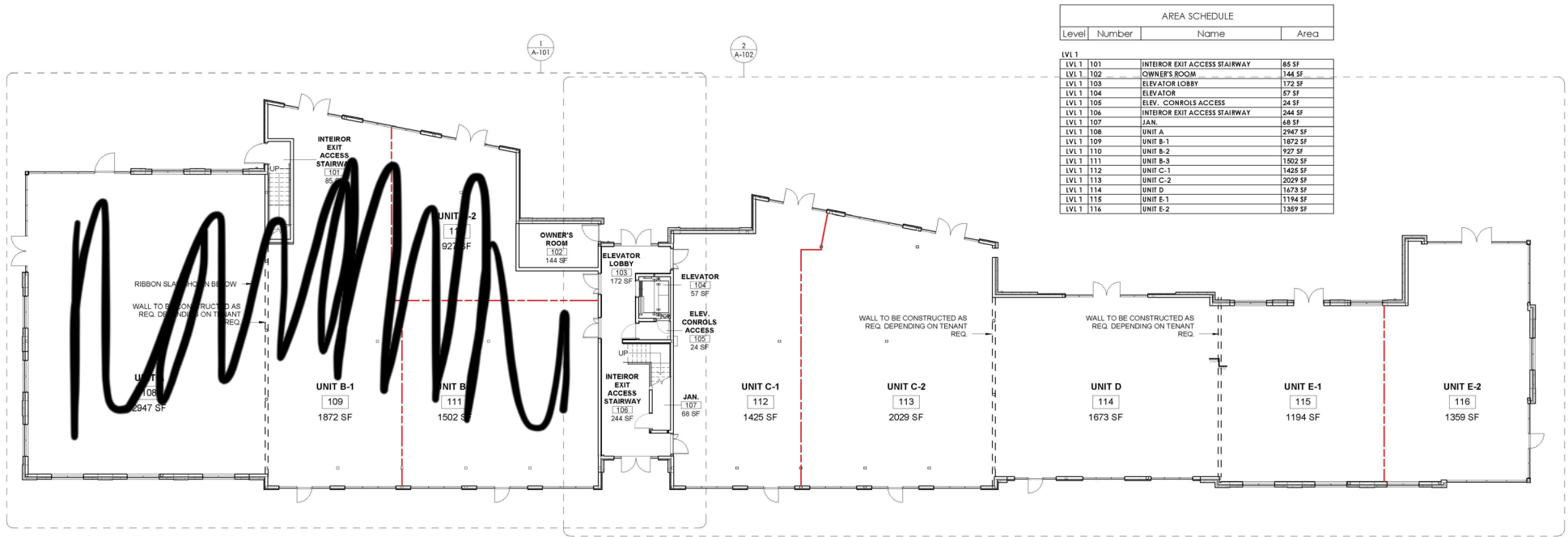
COMING SOON
21,405 SF (2 STORIES)

THREE NOTCH'D RD

240



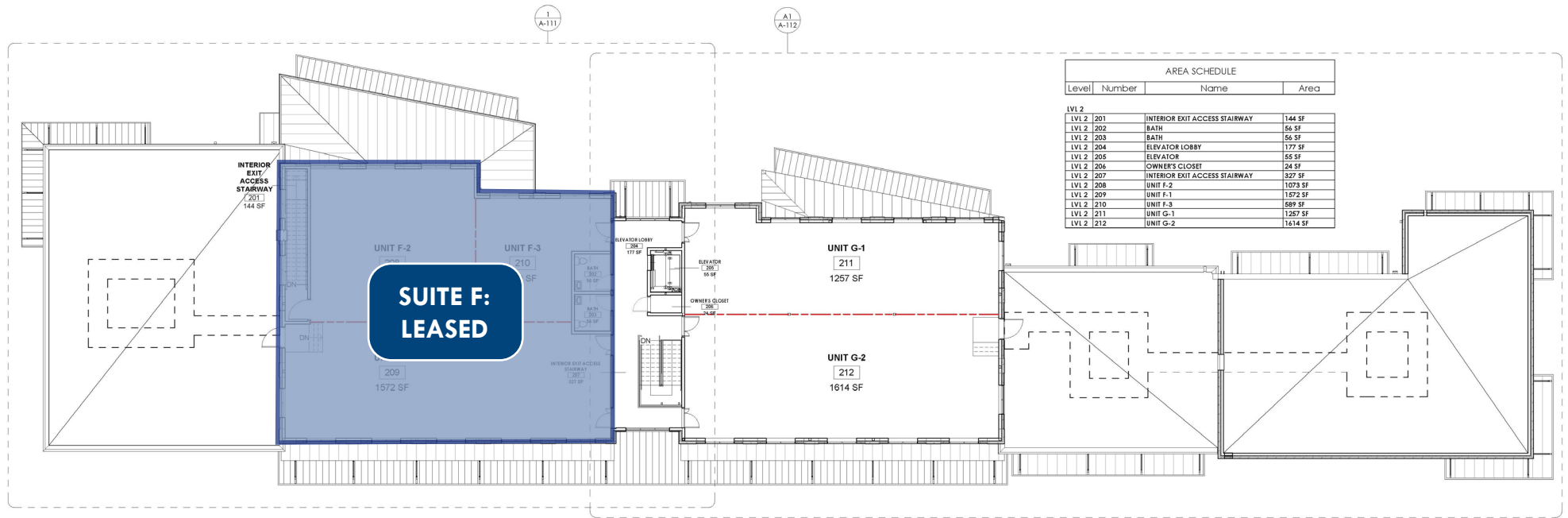
FLOOR PLAN - 1ST FLOOR



1 LEVEL 1
CS-102 3/32" = 1'-0"

THREE NOTCH'D RD

FLOOR PLAN - 2ND FLOOR



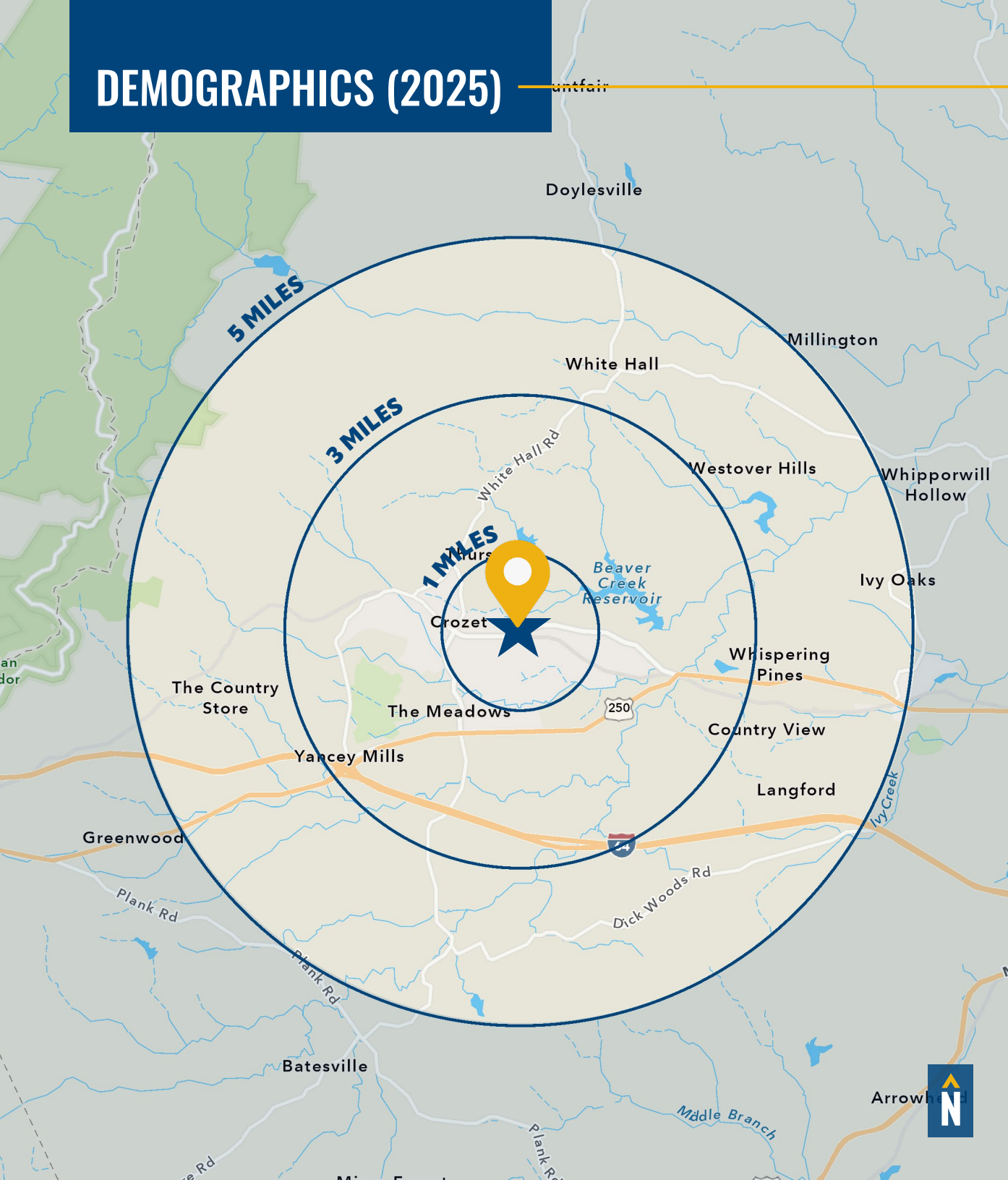
2 LEVEL 2
CS-102 3/32" = 1'-0"

← THREE NOTCH'D RD →

BUILDING RENDERINGS



DEMOGRAPHICS (2025)



RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,355

6,691

9,094

DAYTIME POPULATION



3,585

10,463

14,034

AVERAGE HOUSEHOLD INCOME



\$157,026

\$162,683

\$168,682

NUMBER OF HOUSEHOLDS



1,698

5,039

6,943

MEDIAN AGE



39.8

42.0

43.0

FULL DEMOS
REPORT

esri
MORE INFO

MARKET AERIAL



FOR MORE INFO CONTACT:



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www.MACKENZIECOMMERCIAL.com

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