



5674 THREE NOTCH'D ROAD

CROZET, VIRGINIA 22932

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Prime Downtown Location: In the heart of Crozet's high-growth Downtown District.
- Flexible Zoning: Supports offices, residential, retail, restaurants, and more.
- High Visibility: Frontage on Three Notch'd Road for strong traffic exposure.
- Redevelopment Potential: 0.91 - acre lot offers room to expand.
- Move-In Ready: 964 SF building with public utilities and paved parking.
- Strategic Access: Near major office hubs with easy access to Crozet and Charlottesville.
- Turn-Key Space: Recently renovated and ready for immediate use.



BUILDING SIZE:	974 SF ±
LOT SIZE:	0.91 ACRES ±
YEAR BUILT:	1950 (RENOVATED 2025)
PARKING:	SURFACE (15 ± SPACES)
ZONING:	DCD

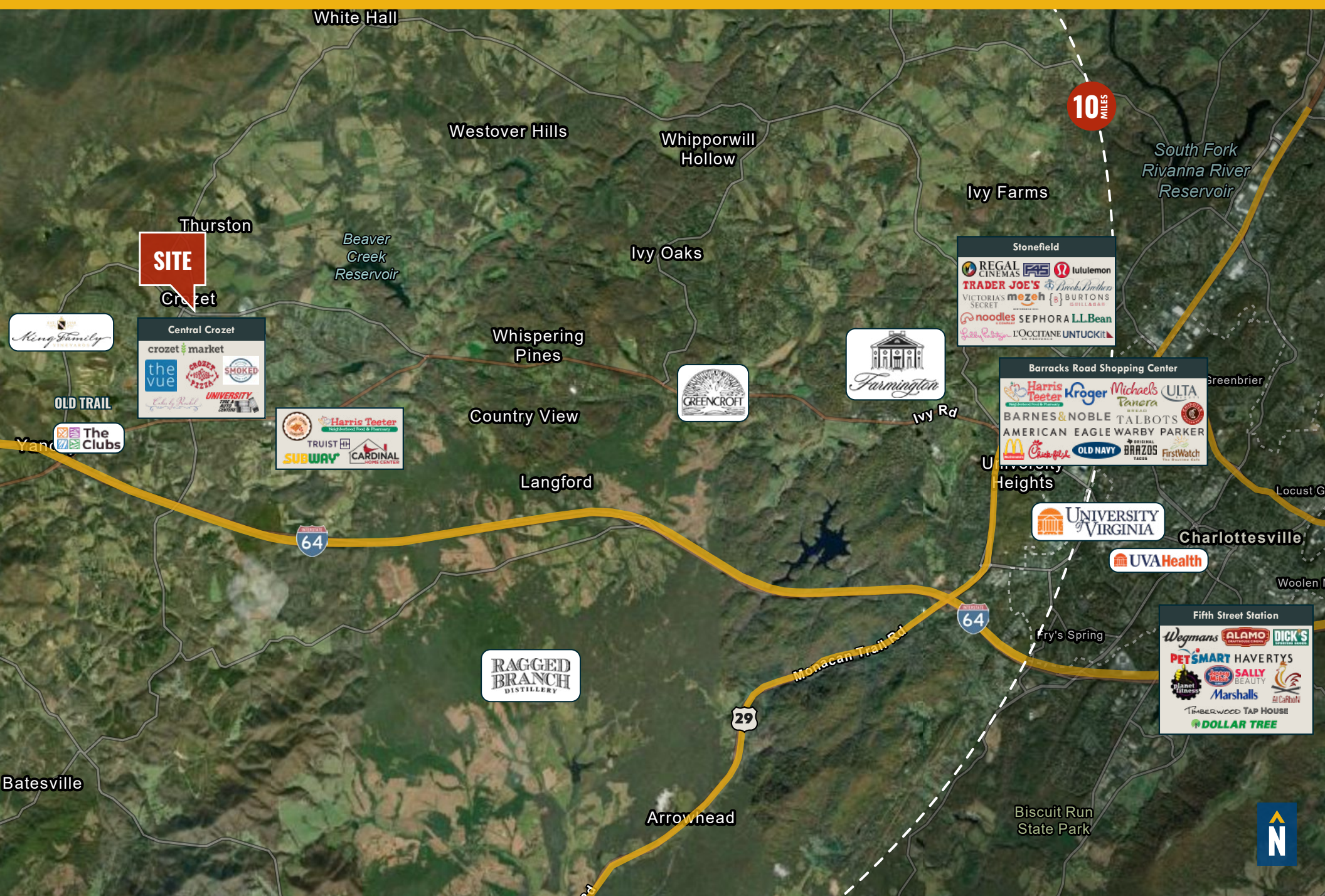


GOOGLE STREET VIEW

INTERIOR PHOTOS



AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,402

13,825

18,387

DAYTIME POPULATION



4,575

10,655

13,951

AVERAGE HOUSEHOLD INCOME



\$160,588

\$162,124

\$168,009

NUMBER OF HOUSEHOLDS



2,385

5,149

6,970

MEDIAN AGE

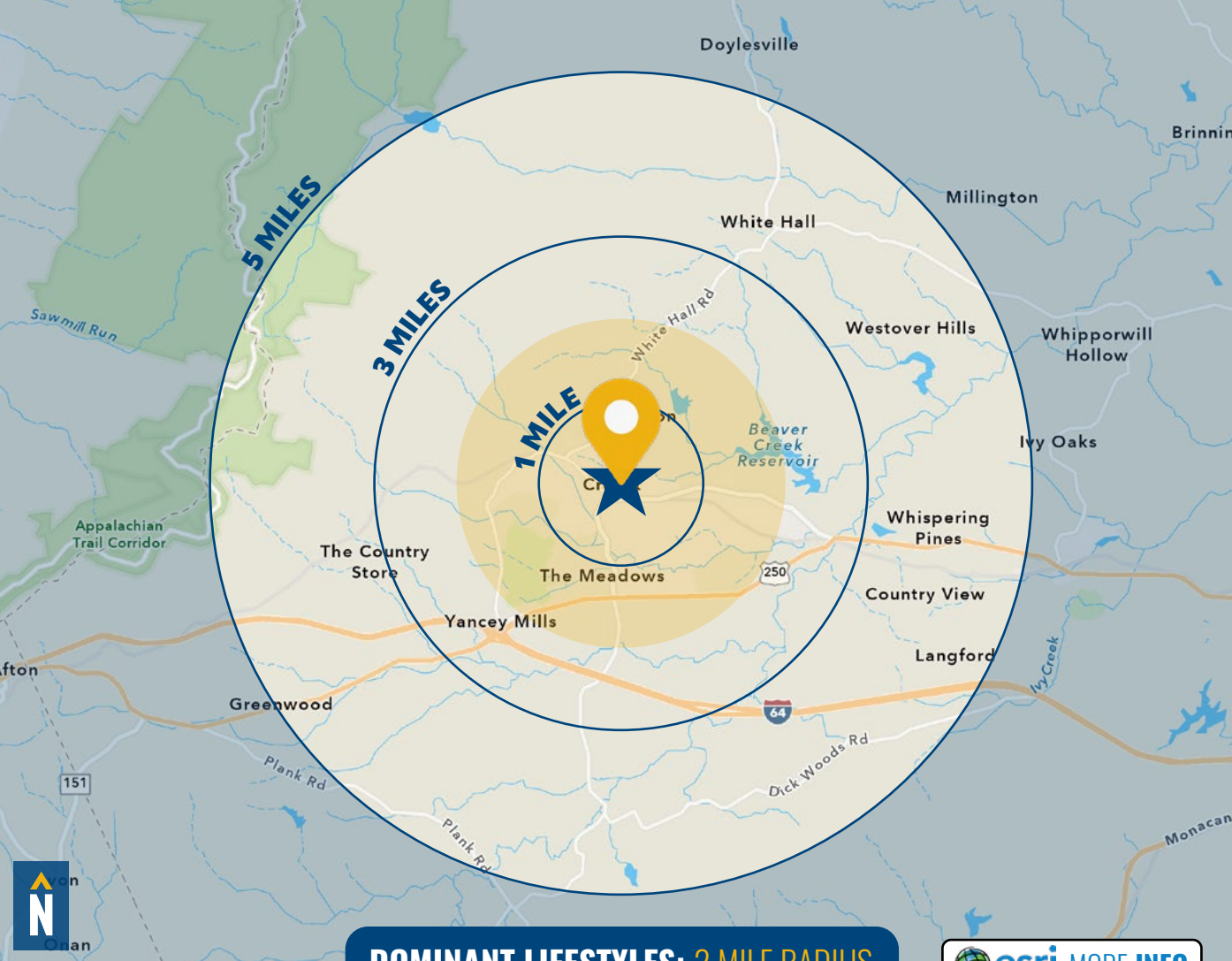


40.5

42.0

43.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

31%

PROFESSIONAL PRIDE

MEDIAN

AGE: 38.6

HH INCOME: \$187,750



Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

16%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



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%

FLOURISHING FAMILIES

MEDIAN

AGE: 39.0

HH INCOME: \$111,751



Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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