

Villages At Nahor Commercial Site

PALMYRA, VA

Site Plan – Entire Master Plan



OFFERING MEMORANDUM

KW COMMERCIAL

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PRESENTED BY:

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1 THOMAS JEFFERSON PARKWAY

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

Executive Summary

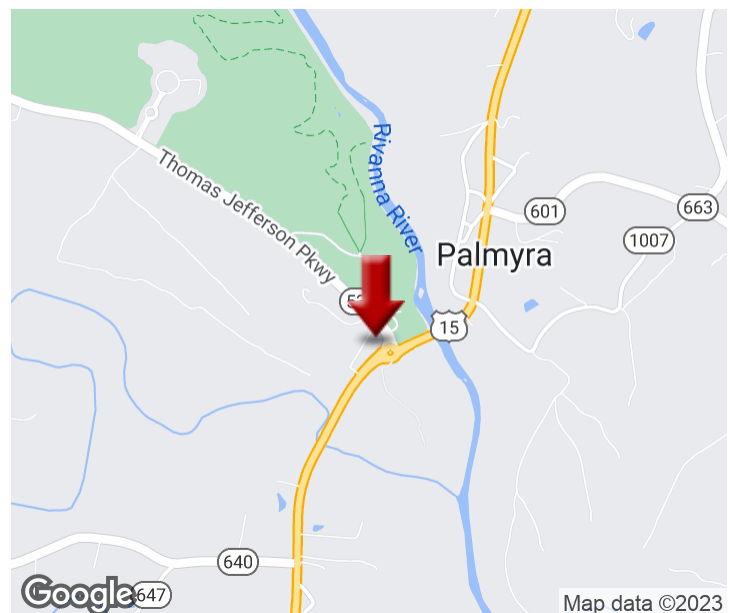
Aerial Photograph/Site Plan



Nahor Village

PROPERTY FEATURES

- Great value for commercial land
- High traffic counts on 53
- Direct highway for traffic traveling to Charlottesville from Fluvanna



Property Details

PROPERTY NAME:

The Villages at Nahor
Commercial Site

STREET ADDRESS:

1 Thomas Jefferson Parkway

CITY, STATE, ZIP:

Palmyra, VA 22963

te Plan – Entire Master Plan



hor Village

Complete Highlights

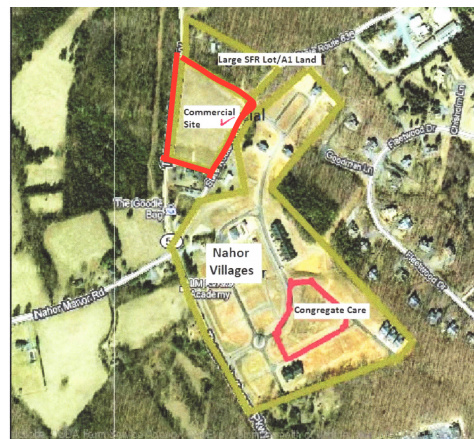
PROPERTY HIGHLIGHTS

- Great value for commercial land
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Nahor Village



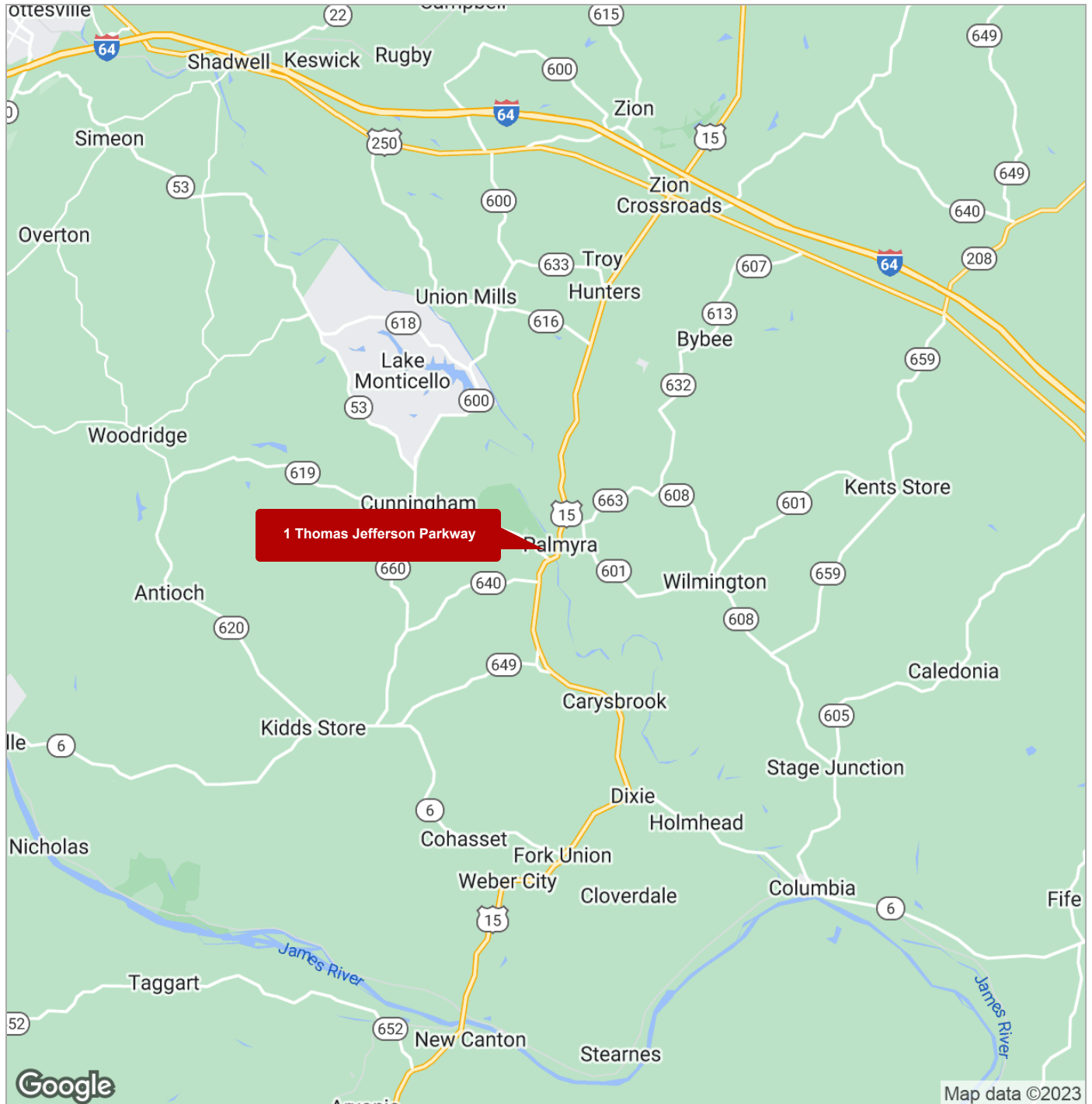
1 THOMAS JEFFERSON PARKWAY

LOCATION INFORMATION

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REGIONAL MAP

Regional Map



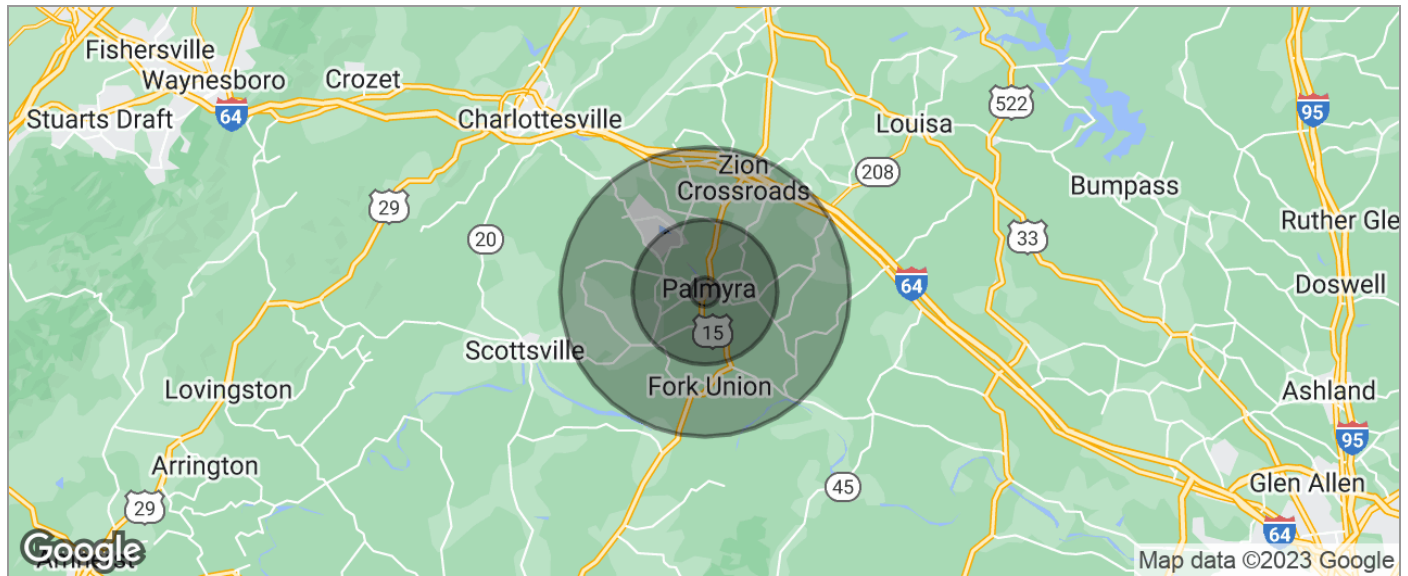
1 THOMAS JEFFERSON PARKWAY

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	197	7,187	30,481
MEDIAN AGE	42.4	40.8	40.7
MEDIAN AGE (MALE)	45.0	41.7	41.2
MEDIAN AGE (FEMALE)	40.5	40.5	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	66	2,557	10,996
# OF PERSONS PER HH	3.0	2.8	2.8
AVERAGE HH INCOME	\$80,544	\$79,815	\$80,486
AVERAGE HOUSE VALUE	\$305,062	\$293,295	\$303,084
RACE	1 MILE	5 MILES	10 MILES
% WHITE	76.1%	80.1%	81.6%
% BLACK	21.3%	16.6%	15.1%
% ASIAN	0.0%	0.6%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	0.0%	0.4%	0.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.0%	2.8%	2.9%

* Demographic data derived from 2020 ACS - US Census