

OFFERING MEMORANDUM

THE CENTRAL VIRGINIAN - OFFICE/MIXED-USE

89 Rescue Lane, Louisa, VA 23093

FOR SALE: \$475,000



3,750 SF | 0.49 ACRES | SINGLE STORY | BUILT IN 2000

FOR MORE INFORMATION:

BELLCORNERSTONE
Commercial Real Estate

DAN LYNCH

315.498.1600

dlynch@bellcornerstone.com

KEITH SAVILLE

315.928.0338

ksaville@bellcornerstone.com

www.BellCornerstone.com

OFFERING MEMORANDUM

89 RESCUE LANE

Louisa, VA 23093

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL OVERVIEW	9
BUILDING PICTURES	10

EXECUTIVE SUMMARY

89 RESCUE LANE

Louisa, VA 23093

The Central Virginian, located at 89 Rescue Lane, Louisa, VA 23093, is a well-positioned property, totaling 3,750 square feet and situated on a 0.49-acre lot. The building features office and storage/warehouse space. The property was built in 2000 and benefits from 20 parking spaces. This property presents an exciting investment/owner-user opportunity with the flexibility to accommodate a wide range of businesses.

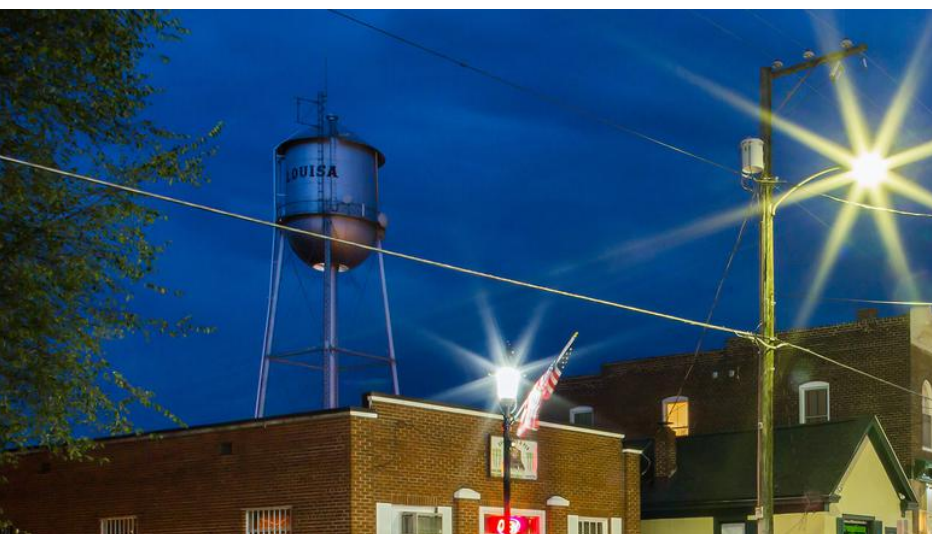


MARKET OVERVIEW



Louisa, Virginia

Located in Central Virginia, the Town of Louisa has all the advantages of a small community with the convenience of proximity to major cities. Louisa is within an hour's drive from both Richmond and Charlottesville, and barely two hours from Washington, D.C., the Blue Ridge Mountains, and the Atlantic Ocean. Louisa County has a diverse geography, including rolling hills, forests, and farmland. The county is known for its scenic beauty. The local economy is diverse, with agriculture, manufacturing, and tourism playing important roles.



POPULATION

City: Louisa

2,066

State: Virginia 8,642,000

MEDIAN AGE

City: Louisa

41.6 Years

State: Virginia 38.5 Years

AVERAGE HOUSEHOLD INCOME

City: Louisa

\$70,974

State: Virginia \$111,013

HOUSEHOLDS

City: Nacogdoches

678

State: Virginia 3,248,528



Average
Household Size

Population 2023

Total Households

Avg Household Size

Avg Household Income

Median Home Value

2 Mile

1,797

676

2.6

\$77,494

\$53,629

5 Mile

7,258

2,861

2.5

\$80,222

\$54,028

10 Mile

23,363

9,228

2.5

\$77,764

\$55,628

ECONOMIC INDICATORS

2.4%

Louisa
Unemployment Rate

3.9%

U.S.
Unemployment Rate

Population 22+ by Educational Attainment

Some High School, No Diploma

17%

High School Grad

33%

Some College, No Degree

21%

Associate's Degree

5%

Bachelor's Degree

13%

Advanced Degree

11%

Highest level of education among people aged 25 years and older as 80% more or less than Virginia at large.

LOCATION OVERVIEW

• HIGHWAY ACCESS

Interstate 64 (I-64): This major east-west interstate runs through the southern part of Louisa County, providing a direct connection to Richmond to the southeast and Charlottesville to the northwest.

U.S. Route 33: U.S. 33 passes through Louisa County, intersecting with Interstate 64 and providing additional connectivity to the interstate highway system.

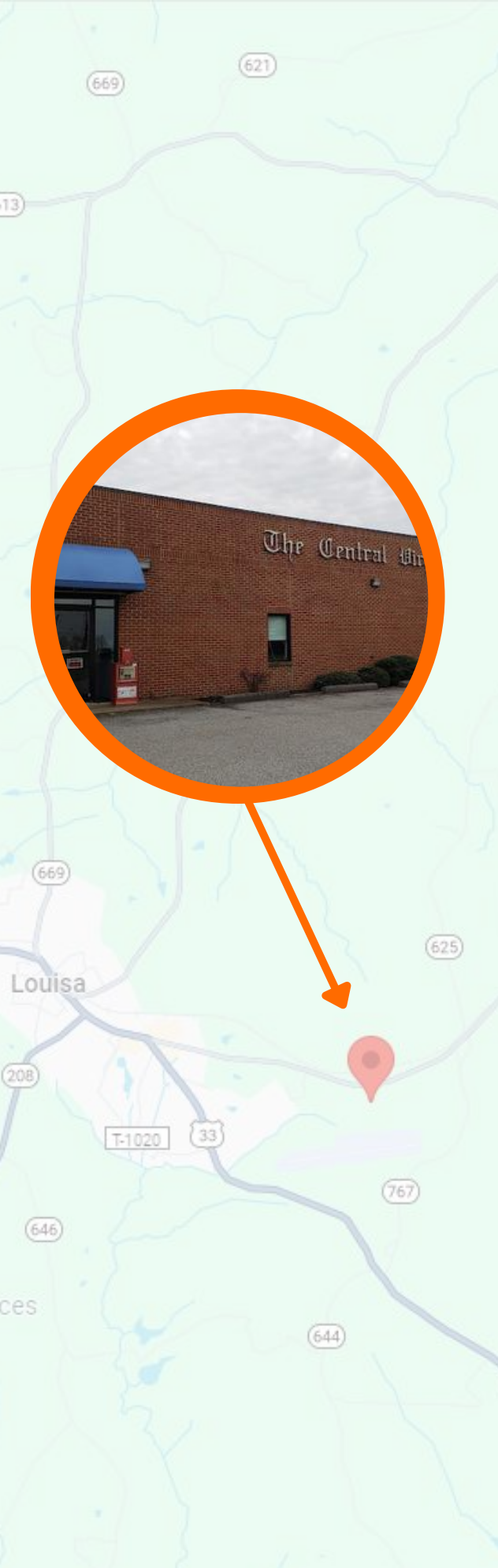
Virginia State Route 208 (VA-208): This state route runs southwest, providing a connection to the town of Mineral and further southwest to Spotsylvania and beyond.

These highways contribute to the accessibility of Louisa County, making it relatively well-connected to neighboring areas. The road network facilitates both local travel within the county and regional travel to nearby cities and major transportation hubs.

• PROXIMITY

Charlottesville Albemarle Airport (CHO): This airport is located to the northwest of Louisa County and is approximately 30-40 miles away.

Richmond International Airport (RIC): Located to the southeast, Richmond International Airport is approximately 50-60 miles from Louisa County.



SITE OVERVIEW

SITE

Property Type:	Office/Mixed-use
Building Class:	Class B
Year Built:	2000
Total SF:	3,750
Dock Doors:	1
Parking Spaces:	20
Total Acreage:	0.49



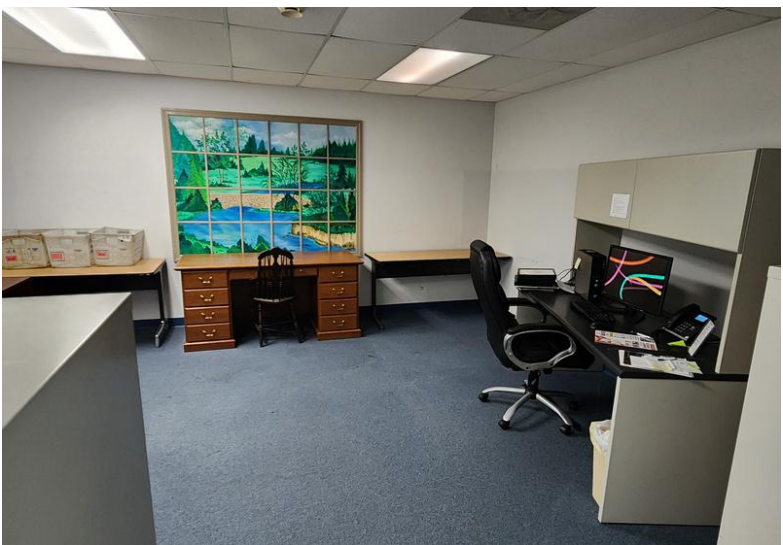
PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building Size: 3,750 SF

Year Built: 2000

Acreage: 0.49 acres





BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***

www.BellCornerstone.com

