

# OLD TRAIL VILLAGE CENTER

ALBEMARLE COUNTY, VA

UP TO 250,000 SF  
OF RETAIL/ OFFICE  
SPACE

For information, contact:

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CB Richard Ellis

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Charlottesville, VA 22902

[www.cbre.com/charlottesville](http://www.cbre.com/charlottesville)

## Old Trail Village Center - Live, Work, Play



### Old Trail: Creating new energy in Albemarle Retail

- A dynamic, open-air, mixed-use retail, entertainment, office and residential district located at the foothills of the Blue Ridge Mountains
- 30% growth within a 3-mile radius from 2000 - 2007
- Average household income within a 5-mile radius is \$78,000
- 2,600 planned households within the Village Center community
- Located less than 10 miles from the University of Virginia in Charlottesville
- Old Trail entrance directly across from Western Albemarle High School

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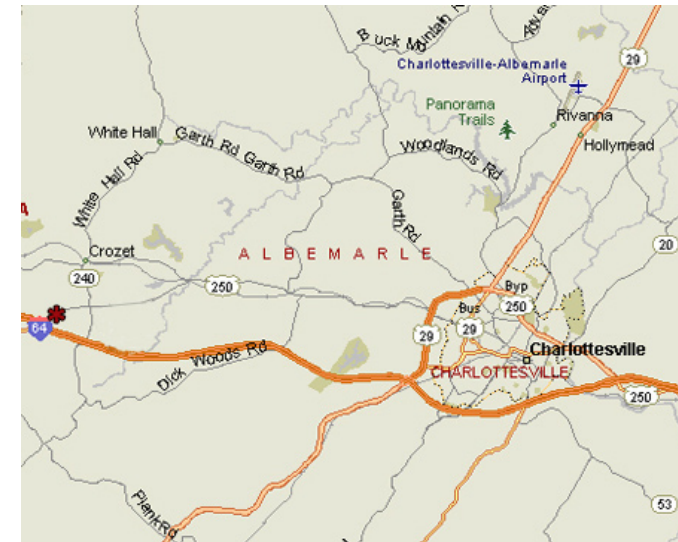
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- First major, upscale, mixed-use center in affluent suburbs of Albemarle County
- Old Trail is a part of Albemarle County's Comprehensive Growth Plan
- Expected delivery in early 2009
- 400 - 12,000 SF spaces available



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