

FOR LEASE CROSSING POINTE

Retail Development Available

75 Circle Pointe Drive | Zion Crossroads, VA 22942

US ROUTE 15



ZION CROSSROADS INTERCHANGE



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions

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PROPERTY HIGHLIGHTS

- › In line retail, pad sites, and anchor opportunities available for lease
- › 13 miles east of Charlottesville, 56 miles west of Richmond with tremendous access from I-64 and Route 250
- › Frontage on Route 15 and public water/sewer available
- › 10.67± acres available, outparcels ranging from 1-2 acres also available
- › Ideal for grocery/big box users
- › Residential development planned in rear of property

DESIGNATED GROWTH AREA

The [Louisa County 2040 Plan](#) aims to manage growth through concentrated development activity. The county specifically aims to use Designated Growth Areas to manage development and preserve the county's rural characteristics. The subject property falls within the Zion Crossroads Designated Growth Area and calls for mixed use development.



Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

SITE PLAN

**CROSSING POINTE RESIDENTIAL
300 UNITS**

10.67± AC

COMMERCIAL PARCEL 4
±1.26 ACRES

COMMERCIAL PARCEL 2
±1.49 ACRES

COMMERCIAL PARCEL 3
±1.93 ACRES

COMMERCIAL PARCEL 1
1.00 ACRE

INLAND DIVERSIFIED GORDONVILLE
TM 51(1)-3A
ZONING: C2
USE: COMMERCIAL

R S GLASS COMMERCIAL
CENTER LC
TM 51(1)-4
ZONING: C2
USE: UNDEVELOPED

DESPER, JIMMY ODEL
TM 51(8)-1
ZONING: A2
USE: UNDEVELOPED

BASKFIELD, ANNA BUNCH
TM 51-42
ZONING: A2
USE: UNDEVELOPED

WAL-MART STORES EAST LP
TM 52(14)-2
ZONING: C2
USE: COMMERCIAL

TEMPORARY
CONSTRUCTION
EASEMENT

SCALE 1"=80'

RETAIL MAP/DRIVE TIMES

