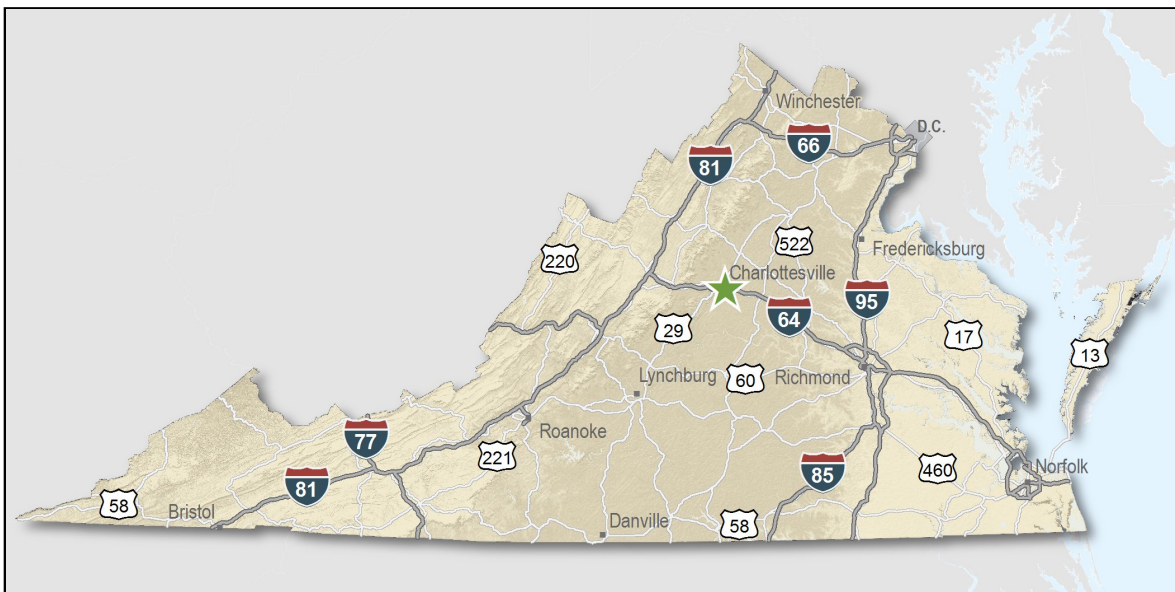

City of Charlottesville, Virginia

Overview

Only a few locations can guarantee the right combination of resources that are crucial to your business's success. Virginia's premier location offers excellent domestic and international access. Centrally located on the U.S. East Coast, more than 47 percent of the U.S. population is within a day's drive, and our integrated transportation system of highways, railroads, airports and seaports ensures that you can reach every one of your markets efficiently. Close proximity to Washington, D.C. facilitates contact with policy makers and the federal government system.

Virginia continues to rank among America's leading states for business by CNBC and Forbes.com. Business-first values, easy access to markets, stable and competitive operating costs, and a talented workforce all drove Virginia to the top. This unique combination of assets has encouraged businesses to prosper here for more than 400 years. Like you, they searched the world over for that convergence of resources that would help ensure their prosperity. For them, their search ended here. Chances are yours will too.

- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37 Fortune 1000 firms.
- Headquarters to 56 firms each with annual revenue over \$1 billion.
- More than 21,400 high-tech establishments operate in Virginia.
- More than 700 internationally-owned businesses from 40 countries are located in Virginia.
- Ranks third among the 50 states as a recipient of federal R&D funds.
- Streamlined permitting process.
- Recruitment training programs to help new businesses become operational faster.
- Programs at little or no cost to help businesses increase international sales.

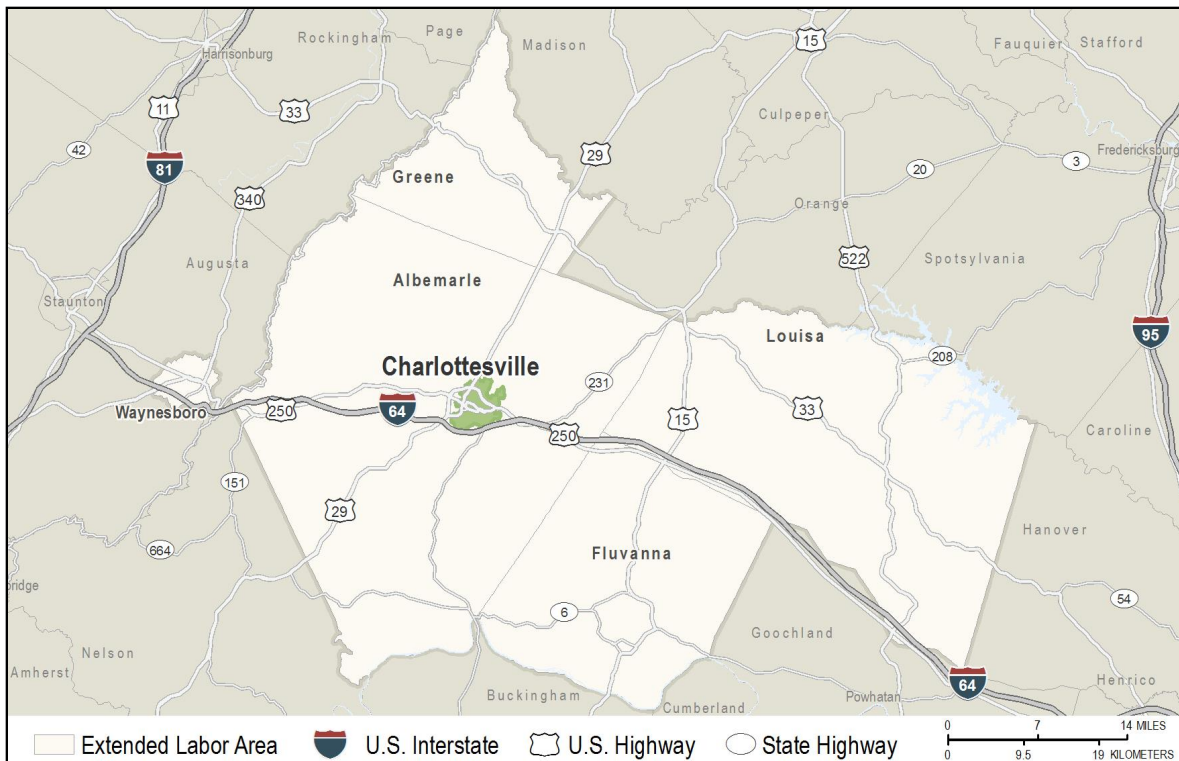


Location

The city of Charlottesville is centrally located in Virginia in the eastern foothills of the Blue Ridge Mountains. The city is surrounded on all sides by Albemarle County. Perhaps best known as the home of the University of Virginia, Charlottesville also serves as commercial and market center for a multi-county trade area in central Virginia. The community possesses a highly diversified economy led by a strong commercial and service sector, light manufacturing, education and health services, and the travel industry.

The city is located 71 miles west of Richmond; 110 miles southwest of Washington, D.C.; and 162 miles northwest of Norfolk.

Charlottesville is the central city of the Charlottesville Metropolitan Statistical Area (MSA).



City of Charlottesville

A High Quality of Life for your Business!

A quick look at the national rankings the area has received over the years verifies Charlottesville's standing as a great community. A few business advantages of a Charlottesville location include: A well-educated workforce including access to talent and resources at the University of Virginia; diverse and stable economy built around the university, medical services, manufacturing, and a growing life sciences sector; state-of-the-art telecommunications infrastructure with an extensive fiber optic network and digital switching capability; and a well-developed transportation network that includes air, rail, and interstate highway options.



Busy nightlife on the Downtown Mall

Labor Market

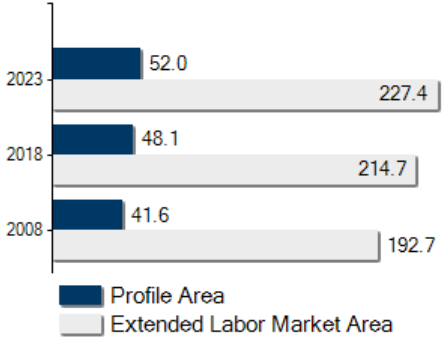
Population		
Gender Distribution (2018)		
City of Charlottesville	Male	Female
	48.5%	51.5%
Race/Ethnicity (2018)		
Classification	Profile Area	Extended Labor Area
White	33,921	175,836
Black	8,819	24,795
Asian	3,646	7,286
Two or More	1,497	5,647
American Indian or Alaska Native	201	951
Pacific Islander	33	171
Hispanic (may be of any race)	2,762	13,810
Median Age (2018)		32 years

Civilian Labor Force (2018)	
City of Charlottesville	26,014
Extended Labor Market Area	109,838
Total	135,852

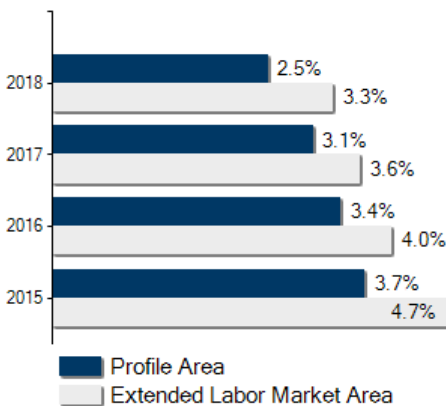
Labor Force Participation (2013-2017)	
City of Charlottesville	63.6%
Extended Labor Market Area	61.5%

Unemployment	
Unemployment Rate (December 2019)	
City of Charlottesville	1.9%
Extended Labor Market Area	2.1%
Statewide	2.5%
Unemployed (2018)	
City of Charlottesville	662
Extended Labor Market Area	2,969
Total	3,631
Underemployed (4th Quarter 2019)	
City of Charlottesville	4,444
Extended Labor Market Area	16,267
Total	20,711

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2013-2017)

Worked from home	1,574	6.5%
Under 15 minutes	10,434	46.1%
15-24 minutes	8,035	35.5%
25-34 minutes	2,082	9.2%
35-44 minutes	702	3.1%
45-59 minutes	588	2.6%
Over 60 minutes	792	3.5%
Mean Travel Time to Work (minutes)		18

Additional Labor Resources

High School Graduates Not Continuing (2017-2018)	22
Two-Year College Graduates (Spring 2018)	2,525
Two-Year College Enrollees (Fall 2018)	20,434
Other College and University Graduates (Spring 2018)	6,644
Total	29,625



Labor Market

Career Readiness Certificate (06/30/2017-06/30/2018)

Virginia's Career Readiness Certificate (CRC) assists employers by certifying that a recipient possesses core skills in applied math, reading for information, and locating information. The CRC certification is based on established Workeys® assessment tests. Virginia uses a three-tiered approach (bronze, silver, gold) to credentialing certificate holders that is based on the recipient's level of development skills.

City of Charlottesville	1
Extended Labor Market Area	17
Total	18

Educational Attainment

On-Time Graduation Rate (Class of 2018)	92.6%
Percentage of City of Charlottesville population age 25+ who are high school graduates (2013-2017)	90.5%
Percentage of City of Charlottesville population age 25+ who have earned a Bachelor's Degree or higher (2013-2017)	51.4%



Labor Market

Employment by Sector* (4th Qtr. 2018)		
Agriculture Forestry Fishing and Hunting	N.D.	N.D.
Mining Quarrying and Oil and Gas Extraction	0	0
Utilities	N.D.	N.D.
Construction	1,815	4.4%
Manufacturing	951	2.3%
Wholesale Trade	691	1.7%
Retail Trade	3,426	8.4%
Transportation and Warehousing	231	0.6%
Information	1,216	3.0%
Finance and Insurance	1,560	3.8%
Real Estate and Rental and Leasing	535	1.3%
Professional Scientific and Technical Services	2,778	6.8%
Management of Companies and Enterprises	480	1.2%
Administrative and Support and Waste Management	2,591	6.3%
Educational Services	767	1.9%
Health Care and Social Assistance	3,326	8.1%
Arts Entertainment and Recreation	521	1.3%
Accommodation and Food Services	5,981	14.6%
Other Services	2,186	5.3%
Total Government	11,759	28.7%
Federal Government	405	1.0%
State Government	8,331	20.3%
Local Government	3,023	7.4%
Unclassified	91	0.2%
Total	41,020	100.0%

N.D. - Not Disclosed

*By Business Establishment



Labor Market

Major Employers

Manufacturing

Company

National Optronics, Inc.
Pepsi Cola Bottling Center

Product/Service

Lens processing equipment
Manufacturing/Distribution

NonManufacturing

Company

Charlottesville School Board
City of Charlottesville
Kroger
LexisNexis
SNL Financial
Tiger Fuel
University of Virginia
University of Virginia Health Sciences Center
Whole Foods
WorldStrides

Product/Service

Education
Local Government
Grocery store
Book publishing
Research & publishing
Natural Gas/Petroleum
Higher education
Health care
Grocery store
Tour operators

Labor Market

Union Activity (8/1/2015 - 8/1/2018)	
Petitions filed for decertification	0
Petitions filed for representation	0
Petitions filed for raid	0
Elections won by union	0
Elections won by company	0

Labor Market

Estimated Earnings (May 2018)

Occupation	Median Wage (US\$)	Mean Wage (US\$)	Median Salary (US\$)	Mean Salary (US\$)
Laborers and Freight, Stock, and Material Movers, Hand Industrial Truck and Tractor Operators	12.27	13.17	25,514	27,399
Heavy and Tractor-Trailer Truck Drivers	21.22	20.05	44,125	41,715
First-Line Supervisors of Production and Operating Workers	18.12	18.72	37,679	38,926
Maintenance and Repair Workers, General	29.49	32.61	61,345	67,834
Industrial Machinery Mechanics	17.18	17.54	35,730	36,495
Office Clerks, General	22.03	21.96	45,834	45,675
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	16.59	17.44	34,511	36,265
Receptionists and Information Clerks	18.40	18.51	38,270	38,493
Customer Service Representatives	14.51	14.73	30,187	30,628
Bookkeeping, Accounting, and Auditing Clerks	16.43	16.78	34,179	34,910
First-Line Supervisors of Office and Administrative Support Workers	19.32	20.72	40,181	43,088
Computer User Support Specialists	24.88	26.33	51,752	54,773
Network and Computer Systems Administrators	26.69	29.15	55,518	60,625
Software Developers, Systems Software	48.36	47.31	100,574	98,409
Software Developers, Applications	52.28	56.14	108,762	116,769
Computer Systems Analysts	45.16	48.19	93,935	100,245
Accountants and Auditors	46.93	50.00	97,627	103,997
Management Analysts	33.60	35.79	69,883	74,436
Human Resources Specialists	42.82	54.03	89,067	112,386
	29.14	30.50	60,620	63,438

Per Capita Personal Income (2017)

\$67,630

Median Family Income (2013-2017)

\$76,173



Education

Public School Enrollment (Fall 2018)

Level	Number	Enrollment
Elementary	6	2,171
Middle	2	1,192
High School	1	1,198

Student Teacher Ratio (FY 2018)

Elementary	11:1
Secondary	8:1

Per Pupil Expenditure (FY 2018) (US\$)

17,079.00

On-Time Graduation Rate (Class of 2018)

92.6%

High School Graduates Continuing Education (2017-2018)

91.7%

Advanced Programs (2017-2018)

Students taking 1 or more Advanced Placement (AP) Courses	452
Students taking 1 or more AP Exams	450
Students taking 1 or more Dual Enrollment Courses	167

Education

Workforce Development Facilities

Facility	Type
Albemarle Career Center	Satellite Center
Charlottesville Albemarle Technical Education Center	Career and Technical Center
Culpeper Career Resource Center	Satellite Center
Greene County Job Spot	Satellite Center
Louisa Employment Center	Satellite Center
Madison Department of Social Services	Informational Center
Nelson Career Resource Center	Informational Center
Orange Workforce Center	Satellite Center
Piedmont Workforce Network	Comprehensive Center
The Hire Education Center at PVCC	Career and Technical Center
The Workplace	Satellite Center

Higher Education Facilities – Fall 2018

Facility	Enrollment
University of Virginia	24,639
Piedmont Virginia Community College	5,445 [‡]
Piedmont Virginia Community College - Eugene Giuseppe Center	5,445 [‡]
Piedmont Virginia Community College - Jefferson School Center	5,445 [‡]
Blue Ridge Community College	4,099
American National University - Charlottesville Campus	[†]

[†] Enrollment figures are not available.

[‡] Enrollment figures are for all campuses.



Transportation

Interstates

Name	Distance
I-64	0.0 miles (0.0 km.)
I-81	27.6 miles (44.4 km.)

Note: Measured from border of locality/region.

Highways

Highway 20	Highway 250	Highway 29		
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Commercial Air Service

Charlottesville-Albemarle Airport, Charlottesville -- 8.8 miles (14.2 km.)		
American Airlines	Delta Air Lines	United Airlines
Shenandoah Valley Regional Airport, Weyers Cave -- 52.4 miles (84.2 km.)		
United Express		
Lynchburg Regional Airport, Lynchburg -- 72.4 miles (116.6 km.)		
American Airlines		

Note: Within a 75-mile drive of the center of the locality.



Transportation

General Aviation Service

Name	Runway Length
Gordonsville Municipal Airport, Gordonsville	2,300 ft (701 m)

Freight Rail Service

Buckingham Branch Railroad CSX Transportation Norfolk Southern Railway Company
--

Seaports

Name	Distance
Port of Virginia (Richmond Marine Terminal)	77.0 miles (123.9 km)
Port of Virginia (Inland Port Front Royal)	99.0 miles (159.3 km)
Port of Virginia	156.0 miles (251.1 km)

Note: Driving distance from the center of the locality to Port of Virginia and any other seaports within 100 miles.

Other Ports of Entry

Name	Distance
Richmond-Petersburg	80.3 miles (129.3 km)
Port of Washington - Dulles	100.0 miles (161.0 km)

Note: Driving distance from the center of the locality to Port of Washington - Dulles and any other port of entry within 100 miles.



Utilities

Utilities	
Electric	Dominion Energy
Natural Gas	City of Charlottesville
Telecommunications	Sprint/Centel-Virginia
Telecommunications	AT&T
Telecommunications	nTelos
Telecommunications	Verizon
Telecommunications	Lumos Networks
Telecommunications	CenturyLink
Water	Albemarle County Service Authority
Water	Rivanna Water & Sewer Authority
Water	City of Charlottesville
Waste Water Treatment	Rivanna Water & Sewer Authority
Waste Water Treatment	City of Charlottesville
Solid Waste Disposal	Rivanna Solid Waste Authority

Financial Institutions

Financial Institutions – 4th Qtr 2018 Assets

Bank	Assets (US\$ Millions)
Bank of America, N.A.	1,782,639.0
Wells Fargo Bank, N.A.	1,689,351.0
Branch Banking and Trust Company	219,071.0
SunTrust Bank	209,720.5
First-Citizens Bank & Trust Co.	35,267.5
United Bank	19,247.3
Union Bank & Trust Co.	13,732.0
Fulton Bank	12,558.9
Carter Bank & Trust	4,039.6
Citizens & Farmers Bank	1,517.6
Bank of the James	675.3
Virginia National Bank	644.6



Government and Taxes

Government

Charlottesville has a City Manager and a five-member City Council.

The city has a comprehensive plan and zoning and subdivision ordinances.

Taxes

Localities in Virginia collect a 1% sales tax. They do not tax other items taxed at the State level.

Counties and cities in Virginia are separate taxing entities. Therefore, a company pays taxes to either a county or to a city.

If a company is located in a town, it pays town and county taxes except for utility taxes which are paid only to the town and the license tax which is paid only to the town unless town law permits the additional collection of a county tax.

Manufacturers pay real estate, machinery and tools, truck and automobile, utility, and sales taxes.

Nonmanufacturers pay real estate, tangible personal property, truck and automobile, utility, and sales taxes. They also may pay either a merchants' capital or a license tax.

Manufacturer's Tax Profile (Charlottesville) [pdf](#)

Non-Manufacturer's Tax Profile (Charlottesville) [pdf](#)



Community Facilities

Charlottesville residents can receive the finest in medical care. The University of Virginia Health Sciences Center ranks among the most comprehensive medical facilities in Virginia. The University Hospital has 683 patient beds and contains many specialized services including a Level I trauma center, intensive care, dialysis, newborn and coronary care. Also part of the medical center is the Kluge Children's Rehabilitation Center and Research Institute, offering a full range of medical services and emergency care. Public health services are administered by the Thomas Jefferson Health Department. Several private clinics provide specialized medical care and counseling in traditional and homeopathic medicine.

Approximately 470 physicians and 70 dentists provide medical service to the community.

Ten nursing homes are located in the area with choices between intermediate skilled care and retirement living available.

Over 50 churches are found in Charlottesville with most Protestant denominations represented along with Roman Catholic and Greek Orthodox churches. Two Jewish synagogues are located in the city.

The Jefferson-Madison Regional Library System operates two branches in Charlottesville. The system collection totals more than 746,700 volumes and has an annual circulation of over 806,000 books. The University of Virginia Alderman Library is also available to the public and has holdings in excess of two million books. In addition, The University of Virginia's Darden Business School Library and the library at Piedmont Virginia Community College are also open to the public.



Community Facilities

(continued)

Charlottesville's revitalized downtown is the site of the Downtown Mall, a pedestrian mall which offers a vast assortment of specialty shops, variety stores, restaurants, and entertainment including an indoor ice-skating rink and cinema. Four other shopping centers are distributed around the city along with numerous smaller neighborhood retail centers. A regional mall is located just north of the city and is anchored by four major department stores.



Lifestyle

The location of the University of Virginia in Charlottesville presents unique opportunities for area residents to sample a rich assortment of cultural and entertainment activities. The University itself schedules numerous plays, concerts, lectures, and Division I Collegiate sporting events that are open to the community. The Bayley Art Museum at the University features notable collections of art from around the world and covers a broad spectrum of historic periods. In addition, many community organizations have developed a popular following and help foster the area's reputation for sophistication in the arts. A sampler of such groups includes the Charlottesville University and Community Symphony Orchestra, the Community Children's Theatre, the Virginia Players, and the Four County Players serving the surrounding area as well. Summer months also produce cultural highlights led by the Heritage Repertory Company, central Virginia's only resident professional theatre company, and the Ashlawn-Highland Opera Festival.

The city of Charlottesville administers a new modern, comprehensive recreation program. The community has 20 parks and playgrounds with facilities including two indoor and two outdoor swimming pools, 25 tennis courts, 16 ball fields, and picnic grounds. McIntire Park contains a municipal golf course in a convenient mid-town setting. Eleven cinemas, two bowling alleys, and several area fitness and country clubs help complement the area's recreation amenities. For those wishing to enjoy the great outdoors, Shenandoah National Park is convenient to the city, and Ivy Creek Natural area is located within the City. Camping, hiking, or touring the Blue Ridge Parkway can be enjoyed just minutes west of town. Snow skiing is also available at nearby Wintergreen resort to the south.

(continued)

Charlottesville is in the midst of a number of historic attractions, which attract thousands of tourists to the area, but also serve as focal points for periodic seasonal festivals. Thomas Jefferson's home, Monticello, overlooks the city and is the site of the annual Fall Monticello Wine Festival, which pays tribute to the growing wine industry in the region. President James Monroe's 550-acre estate, Ash Lawn, is also open to the public and features events such as the Champagne and Candlelight Tour, the summer Opera Festival, and the Colonial Crafts Weekend. Historic Michie Tavern boasts a 200-year tradition of hospitality and still provides authentic colonial fare.

The area is a center for equestrian activity and one of the area's most popular events is the Spring running of the Foxfield Steeplechase. Some of the finest hunt clubs are located in the area and take advantage of the rolling terrain and picturesque setting for fox hunting, polo matches, and horse shows.

Charlottesville MSA Profile

Central Virginia Profile

Central Virginia Partnership for Economic Development