

A NEW HOME FOR CHARLOTTESVILLE POWER EQUIPMENT

KEVIN CARSON WAS ABOUT READY to throw in the towel. In his eleventh year as owner of Charlottesville Power Equipment, Kevin and crew found themselves crammed into a small lot and showroom at 919 East Market Street with seemingly no hope to move into a larger, more suitable location.

“I was born and raised in Albemarle County,” Kevin said. “I wanted to stay here and do business. I didn’t want to have to move to Zion Crossroads, but there was no place to move in the county that we could afford that was zoned for our business.”

Benton Downer of Downer & Associates continued searching, despite the long odds, until he showed Kevin a new listing at 1193 Seminole Trail, the former site of Brown’s Auto. With the cooperation of the county, Kevin was finally able to get the zoning clearance required to display his power equipment and the official opening is scheduled for Monday, August 4.

“This would not have happened without Benton Downer,” Kevin admitted. “He has been working with me for the last 4 or 5 years trying to find the right location for our business.”

“It has been a difficult process to find a county site that would allow Kevin to display his equipment,” Benton said. “We also had to find something affordable since he is not really selling high-end retail goods. Kevin has been really constrained for space with a tiny showroom and a single bay repair shop. We certainly chased a lot of dead end leads before finding this location.”

In order to make the transaction work for Charlottesville Power, Downer & Associates acquired a Letter of Intent with Ryder Truck Rental as a tenant in a small part of the building and outside truck storage. A local glass company rented one of the buildings in the rear for storage. Charlottesville Power Equipment now has a 14,000 square foot showroom/workshop to compliment the



Benton Downer (left) and Kevin Carson at the new site of Charlottesville Power Equipment on 29 North

exterior display area with excellent 29 North visibility.

“We will be expanding the lines we carry,” Kevin remarked. “We will be a one-stop shopping destination for both consumer and commercial outdoor equipment.”

Soon to be added to Kevin’s impressive list of name brands will be Massey Ferguson. This will compliment lines such as Ventrac, Billy Goat, Simplicity, Ferris, Branson Tractors, eXmark, Echo, Hammerhead, Lawn Boy, Bluebird, Mantis, Red Max, Little Wonder and other top lines of vacuum blowers, lawn mowers, trimmers, tractors, tillers and other implements in lawn and garden care. Charlottesville Power equipment will also sell and service parts and engines for Briggs & Stratton, Kohler, Tecumseh and Honda.

“Our primary customers are landscape

professionals – those working with municipalities, ski resorts, golf courses and subdivisions,” Kevin said. “We sell and service their equipment.”

“With our old location, we were at the point where we could no longer function,” Kevin stated. But the county worked with us and gave us this wonderful opportunity to serve local customers in the lawn care business. We think we provide a core service for this community.”

Look for the opening of Charlottesville Power Equipment coming soon at the site of the old Brown’s Auto building. To find out more about how Downer & Associates can find solutions for your commercial property needs, contact Benton Downer with Downer & Associates at 434-296-0545, extension 1, or go to www.downerandassociates.com.