

# 7101 HERITAGE VILLAGE PLAZA GAINESVILLE, VA 20155

11,593 Square Feet / Retail Day Care Center



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FOR SALE

# 7101 HERITAGE VILLAGE PLAZA

## SALE:

**For Sale**      \$4,900,000.00  
**Per SF**      \$422.67 SF

## PARKING:

**Parking Ratio**    4.31/1,000 SF  
**Parking Spaces**    50 Surface Spaces



## BUILDING OVERVIEW:

**Type**      3 Star Retail Day  
                 Care Center  
**Building Size**    11,593 SF  
**Stories**      1  
**Year Built**      2009

## LAND OVERVIEW:

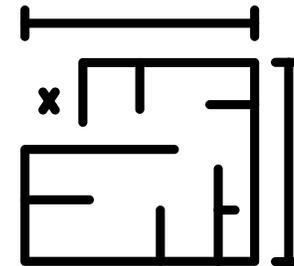
**Land Acres**      2.00 AC  
**Land SF**      87,120 SF  
**Zoning**      PBD

# PROPERTY HIGHLIGHTS



## TURNKEY

ready for immediate occupancy, no build-out required.



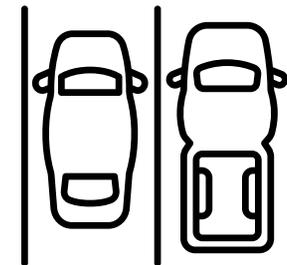
## BUILDING LAYOUT

Reception area, private window lined offices and classrooms, open office and classroom areas, resource room, kitchen, outdoor play areas, and covered outdoor play areas.



## PRIME LOCATION

Visible from Route 29 and near Interstate 66.



## ABUNDANT PARKING

Dedicated parking, including 50 surface spaces.

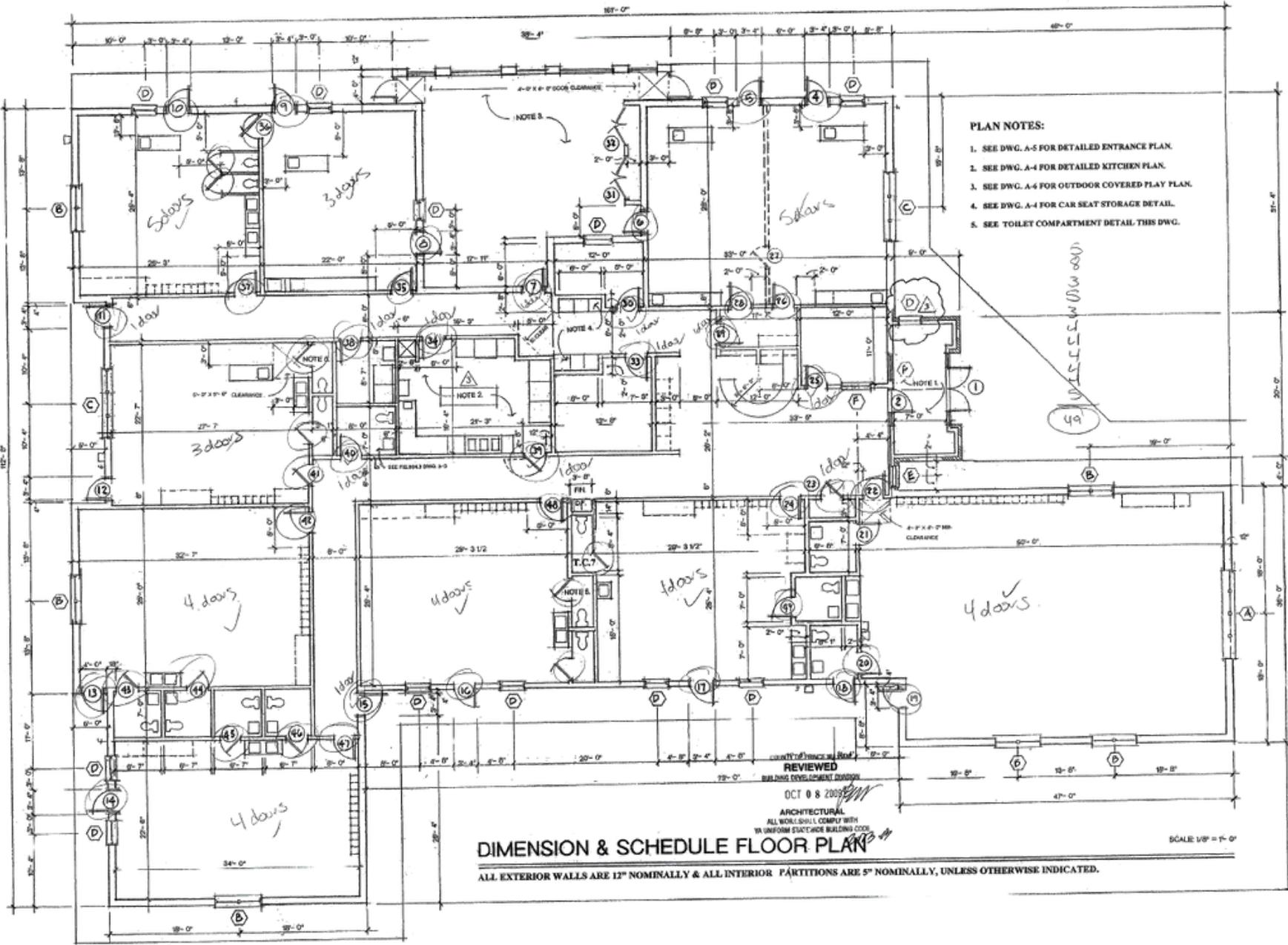
# SITE PLAN



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# 11,593 Square feet FLOOR PLAN

- PLAN NOTES:**
1. SEE DWG. A-5 FOR DETAILED ENTRANCE PLAN.
  2. SEE DWG. A-4 FOR DETAILED KITCHEN PLAN.
  3. SEE DWG. A-4 FOR OUTDOOR COVERED PLAY PLAN.
  4. SEE DWG. A-4 FOR CAR SEAT STORAGE DETAIL.
  5. SEE TOILET COMPARTMENT DETAIL THIS DWG.



# RECEPTION



# KITCHEN



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# CLASSROOMS



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# CLASSROOMS



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# PLAYGROUND



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# PLAYGROUND



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# LOCATION

## HIGHLIGHTS

- Visibility from Route 29 and convenient access to I-66.
- Walking distance from restaurants, retail, and entertainment options.
- Approximately 10 miles from Washington Dulles International Airport and 30 miles from downtown Washington, D.C.



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THE MERIT SCHOOL

THE MERIT SCHOOL

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