GAINESVILLE CROSSING

SW CORNER OF RT.29 & UNIVERSITY BLVD., GAINESVILLE, VA 20155, PRINCE WILLIAM COUNTY

NEARBY RETAILERS

SHEETZ
TOWNEPLACE SUITES MARRIOTT
Cabela's
Harris Teeter
LOWE'S
Onelife FITNESS

RETAIL FOR LEASE

- Located just off I-66 at Exit 43.
- Next to 2,079 Car VDOT Park & Ride Lot opened mid-2019 (will have 2,500 spaces by 2040).
- Projected traffic counts on Hwy 29 are 50,000.
- Zoned PBD (Planned Business District).
- Pads available for immediate delivery.

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klnb.com

LOCATION

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DEMOGRAPHICS | 2024:

	3-MILE	5-MILE	7-MILE
Population	46,193	130,450	198,145
Daytime Population	27,336	64,758	94,481
Households	14,842	41,974	61,908
Average HH Income	$185,163	$174,635	$178,132

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2023:

I-66	115,600 ADT
Hwy 29	26,651 ADT

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SITE PLAN

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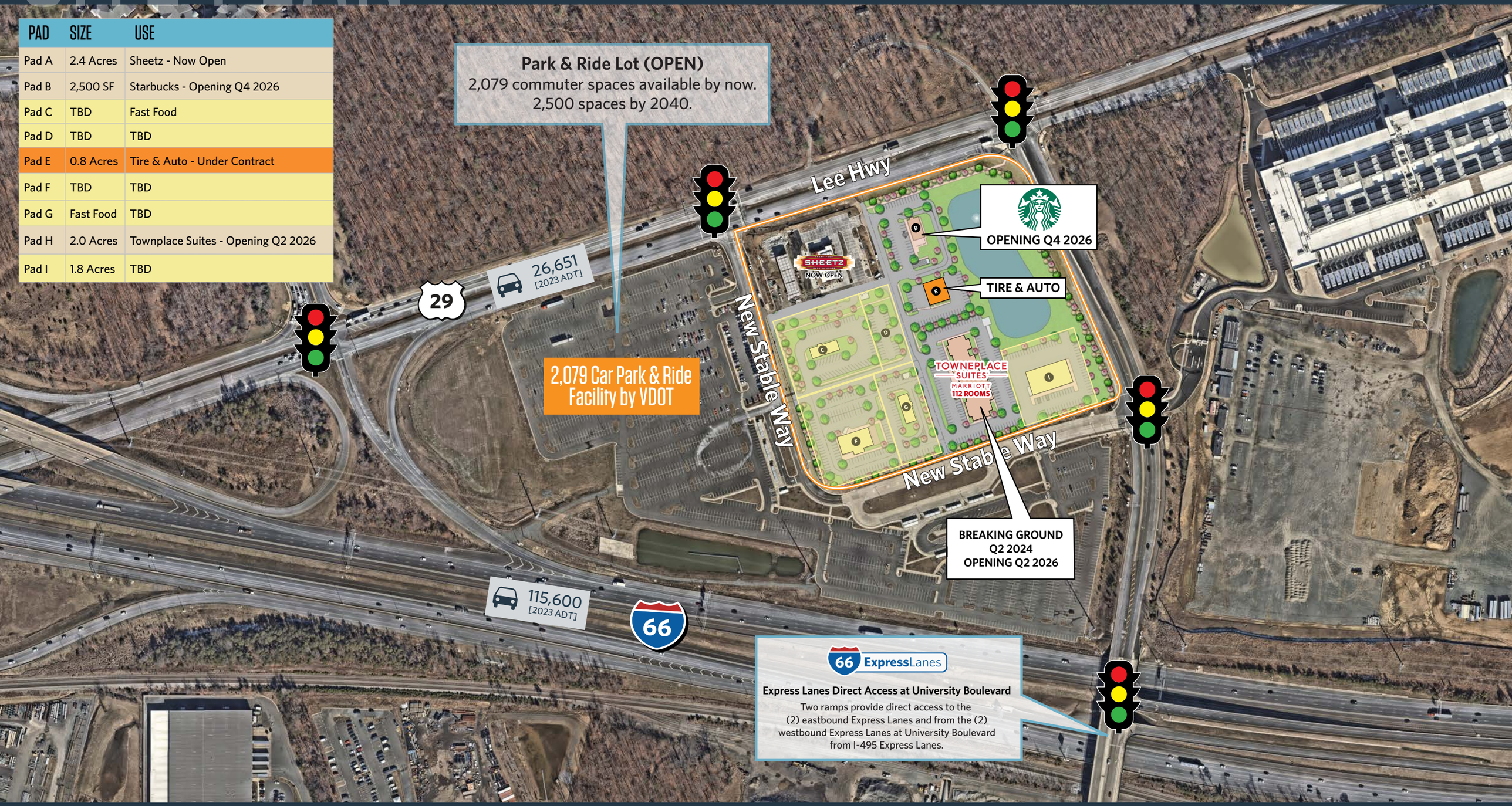
PAD	SIZE	USE
Pad A	2.4 Acres	Sheetz - Now Open
Pad B	2,500 SF	Starbucks - Opening Q4 2026
Pad C	TBD	Fast Food
Pad D	TBD	TBD
Pad E	0.8 Acres	Tire & Auto - Under Contract
Pad F	TBD	TBD
Pad G	Fast Food	TBD
Pad H	2.0 Acres	Townplace Suites - Opening Q2 2026
Pad I	1.8 Acres	TBD



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AERIAL

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DIRECT ACCES AT UNIVERSITY BOULEVARD (NOW OPEN)

Two ramps provide direct access to the eastbound Express Lane and from the westbound Express Lane at University Boulevard from I-495.

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FOR MORE INFORMATION, PLEASE CONTACT:

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