



JOIN

OPENING Q3 2027

SHEETZ

NOW OPEN

TOWNEPLACE SUITES
MARRIOTT

112 Rooms
OPENING Q4 2026

NEARBY RETAILERS



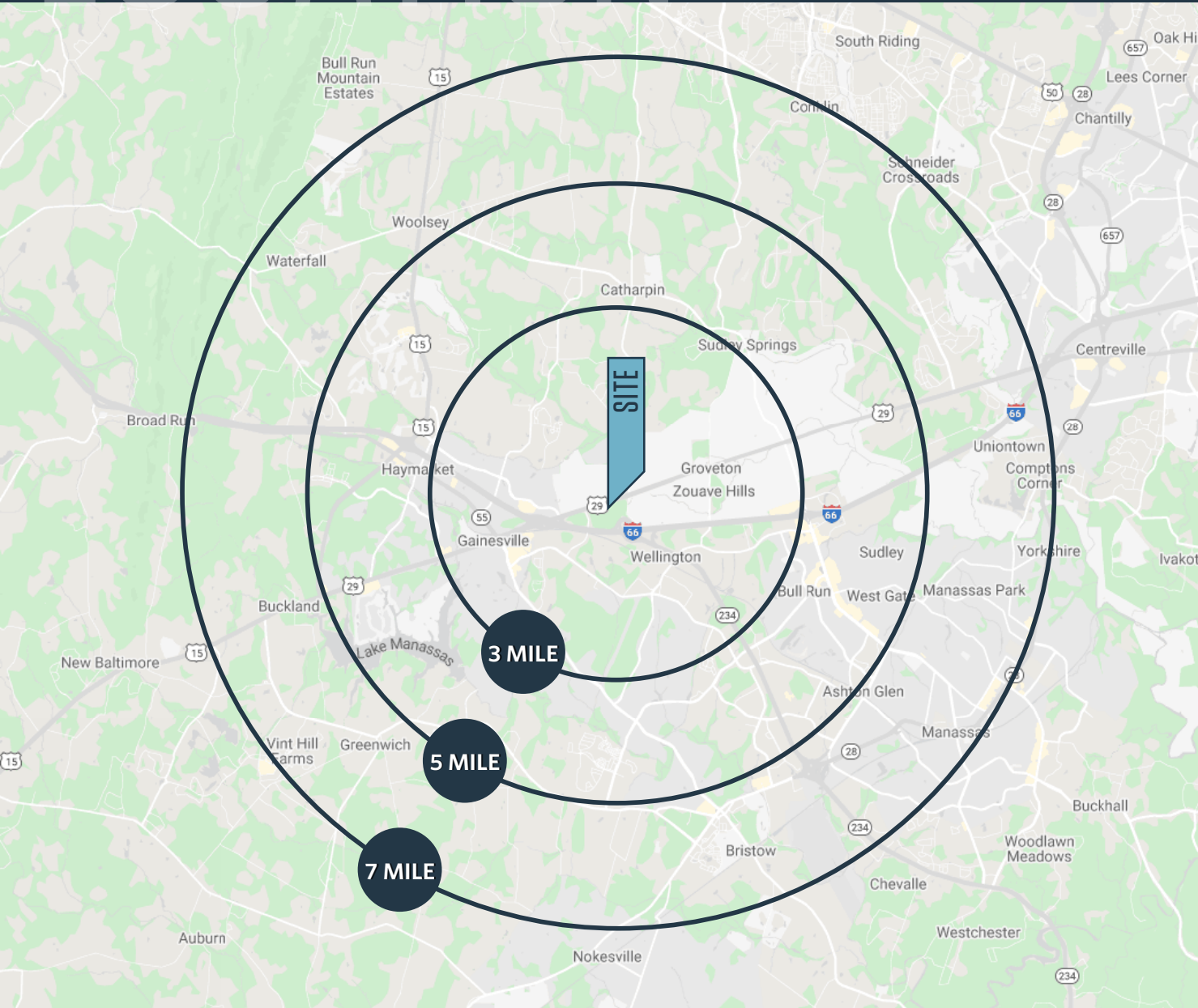
RETAIL FOR LEASE

- 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.

LOCATION

GAINESVILLE CROSSING

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



DEMOGRAPHICS | 2025:

3-MILE	5-MILE	7-MILE
Population		
48,958	135,302	194,223
Daytime Population		
27,294	69,272	100,032
Households		
16,111	43,632	66,864
Average HH Income		
\$180,575	\$175,362	\$174,763

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

I-66	116,093 ADT
Hwy 29	32,263 ADT

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PAD	SIZE	USE
Pad A	2.4 Acres	Sheetz - Now Open
Pad B	2,500 SF	Starbucks - Opening Q3 2027
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 Q4 2026
Pad I	1.8 Acres	TBD



AERIAL

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66 ExpressLanes DIRECT ACCES AT UNIVERSITY BOULEVARD (NOW OPEN)

WEST BOUND EXIT RAMP
EAST BOUND ENTRANCE RAMP

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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