



**5.494 Acre Site**

**FOR SALE | 5+ ACRES | COMMERCIAL ZONING**

**7554 SOMERSET CROSSING DRIVE, GAINESVILLE, VA 20155**

**OFFERED AT \$4,000,000**

FOR MORE INFORMATION  
CRES Inc. | Commercial Real Estate Services |  
540.878.1211 | INFO@CRESINC.US





**VIDEO**

**PROPERTY DESCRIPTION**

Property is located at the NW corner of U.S Route 29 and Somerset Crossing Drive. Rough graded pad site for a preliminary engineered 3-story 46,200 square foot medical/office building. Property also has 2 access points on Somerset Crossing Drive at controlled intersections. Somerset Crossing Drive now connects Route 29 to Route 15.

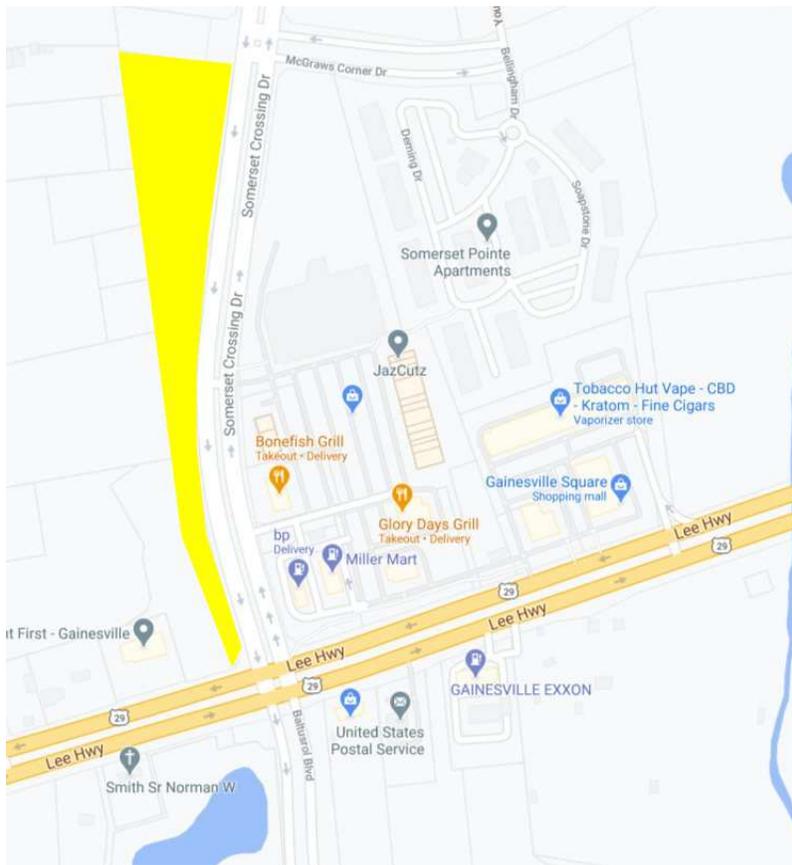
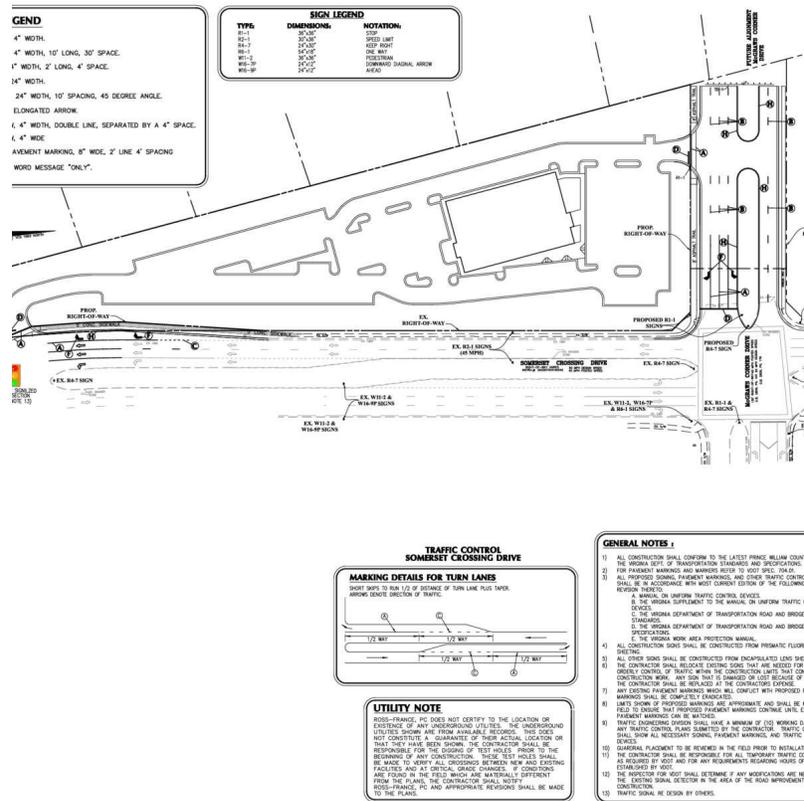
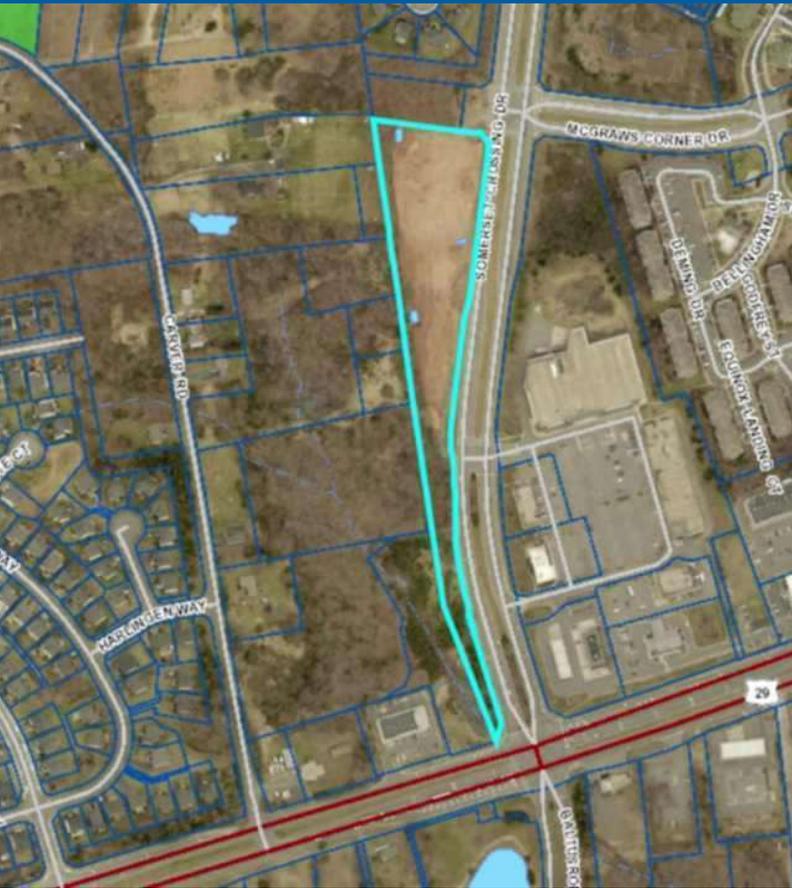
**PROPERTY HIGHLIGHTS**

- 5.494 acres
- B-1 and O(L) zoning
- Easy access to Rt. 29 and Route 15 from Somerset Crossing Drive
- Proposed 3-story 46,200 SF medical/office building

**OFFERING SUMMARY**

|             |             |
|-------------|-------------|
| Sale Price: | \$4,000,000 |
| Lot Size:   | 5.494 Acres |

| DEMOGRAPHICS      | 1 MILE    | 2 MILES   | 3 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,704     | 9,632     | 16,997    |
| Total Population  | 8,218     | 30,496    | 53,204    |
| Average HH Income | \$165,486 | \$183,271 | \$191,561 |



**BILL CHIPMAN** **CHRIS BERNARD**  
 President/Owner Senior Associate  
 540.347.2610 540.347.2610  
 bill@cresinc.us chris@cresinc.us

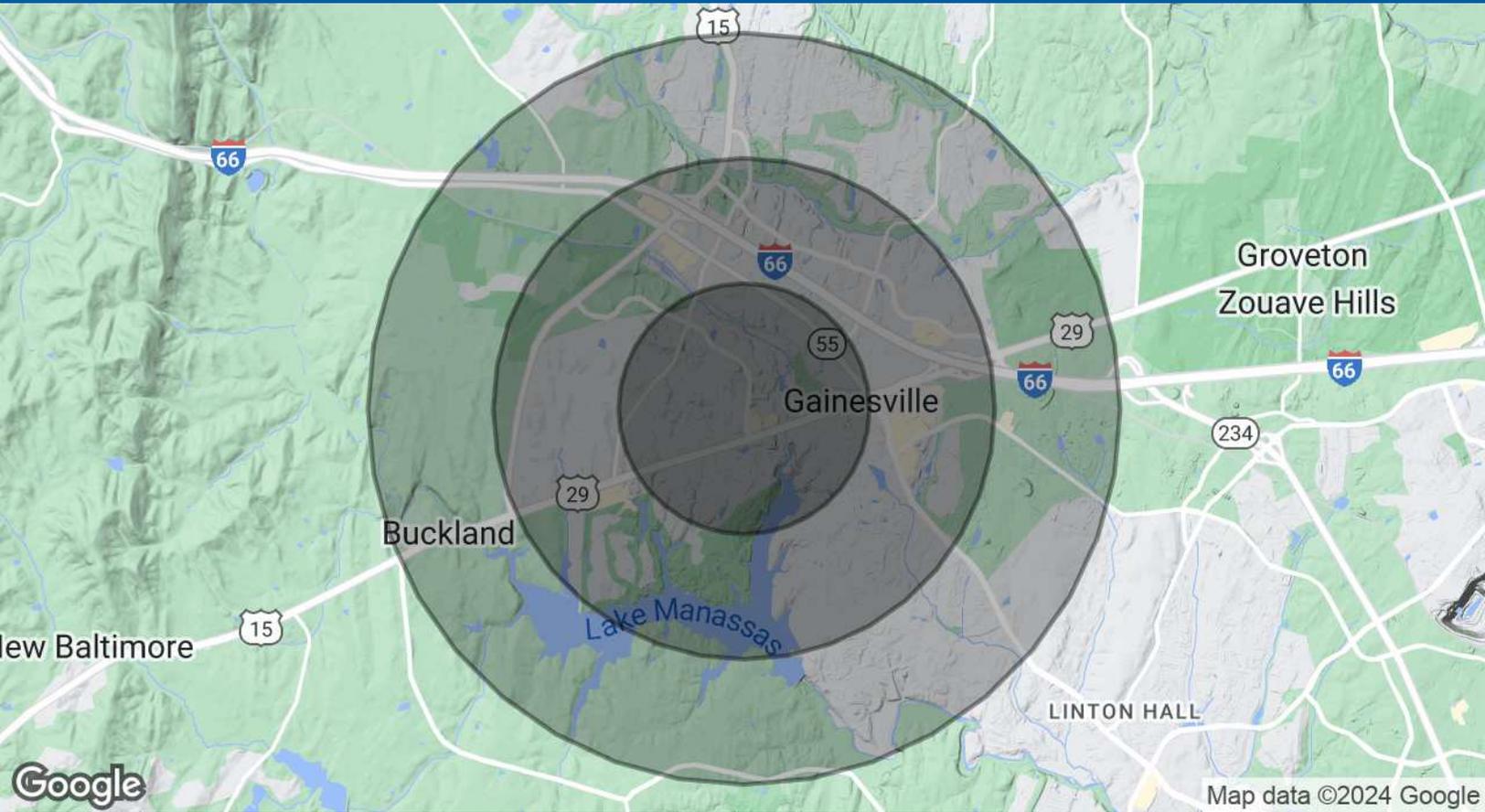




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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 8,218         | 30,496         | 53,204         |
| Average Age          | 37            | 38             | 39             |
| Average Age (Male)   | 36            | 37             | 38             |
| Average Age (Female) | 37            | 38             | 39             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 2,704         | 9,632          | 16,997         |
| # of Persons per HH            | 3             | 3.2            | 3.1            |
| Average HH Income              | \$165,486     | \$183,271      | \$191,561      |
| Average House Value            | \$639,629     | \$662,397      | \$680,313      |

Demographics data derived from AlphaMap

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