



JOIN THESE RETAILERS



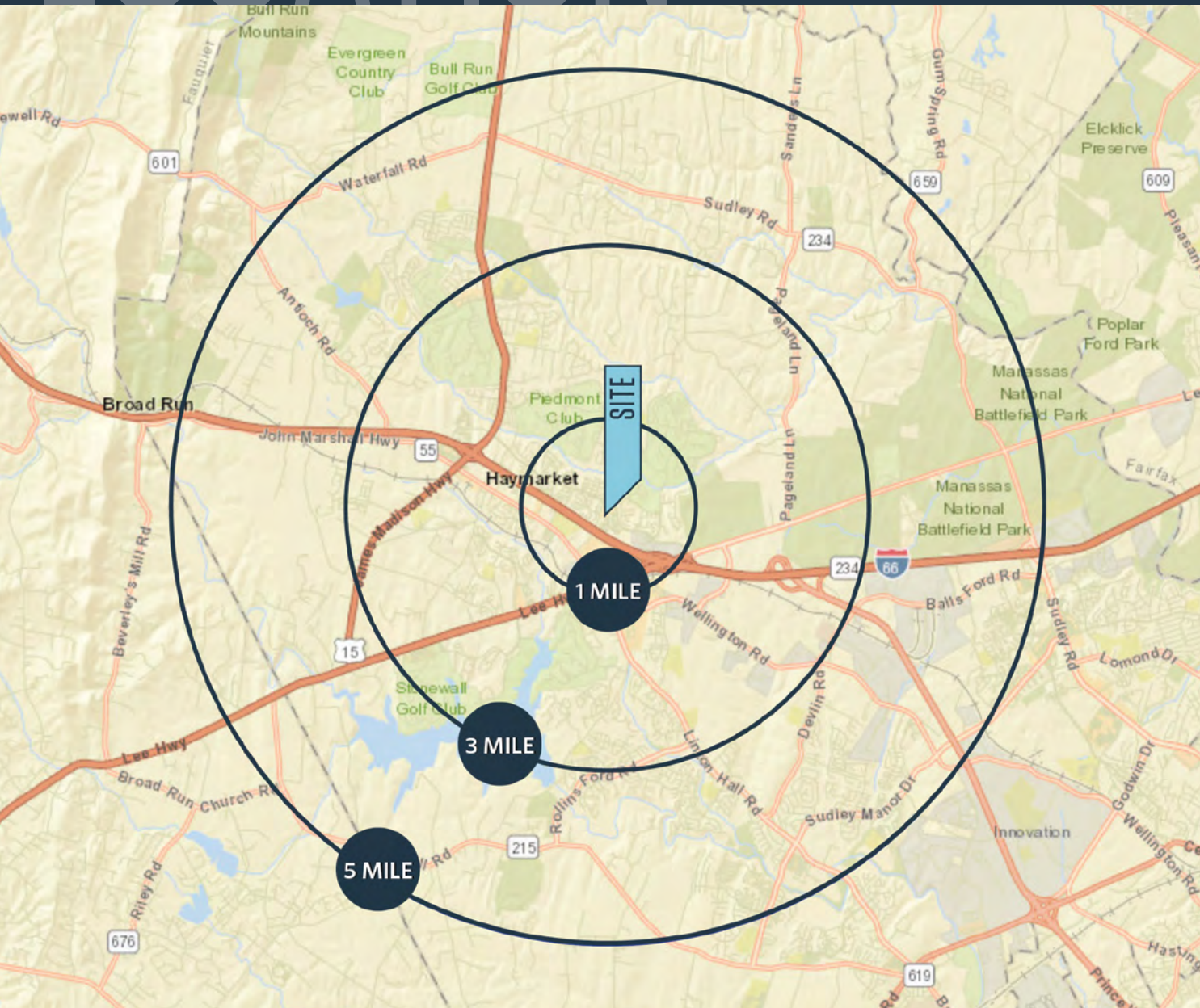
RETAIL FOR LEASE

- FULLY LEASED.
- Approximately 80,000 SF of retail anchored by Harris Teeter.
- 1.5 miles from I-66.
- Within 10 miles of the center, there is 5,470,353 SF of existing office space, 136,000 SF

LOCATION

HERITAGE MARKETPLACE

HEATHCOTE BLVD & CATHARPIN ROAD, GAINESVILLE, VA 20155, PRINCE WILLIAM COUNTY



AVAILABLE SPACE:

BLDG	SPACE	RATE	CONDITION	DELIVERY
N/A	N/A	N/A	N/A	N/A

*Est NNN: \$6.35 PSF

DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	10,145	47,645	96,185
Daytime Population	5,234	17,391	29,469
Households	3,578	15,227	30,600
Average HH Income	\$136,823	\$166,994	\$160,980

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Heathcote Blvd	24,855 ADT
Catharpin Blvd	3,574 ADT

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

klnb

SITE PLAN

HERITAGE MARKETPLACE

HEATHCOTE BLVD & CATHARPIN ROAD, GAINESVILLE VA 20155, PRINCE WILLIAM COUNTY



CRAIG CHENEY

ccheney@klnb.com | 703-268-2705





AERIAL

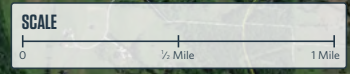
HERITAGE MARKETPLACE

HEATHCOTE BLVD & CATHARPIN ROAD, GAINESVILLE VA 20155, PRINCE WILLIAM COUNTY

Gainesville
Prince William County | Virginia

- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



PHOTO

HERITAGE MARKETPLACE

HEATHCOTE BLVD & CATHARPIN ROAD, GAINESVILLE VA 20155, PRINCE WILLIAM COUNTY



CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

klnb



HERITAGE MARKETPLACE

HEATHCOTE BLVD & CATHARPIN ROAD, GAINESVILLE VA 20155, PRINCE WILLIAM COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.