



**JOIN**

**SHEETZ**  
FRESH FOOD  
MADE TO ORDER

OPENING Q2 2024

**TOWNEPLACE SUITES**  
MARRIOTT

OPENING Q2 2026

**66 ExpressLanes**

UNIVERSITY BLVD EXPRESS LANE ACCESS

## NEARBY RETAILERS



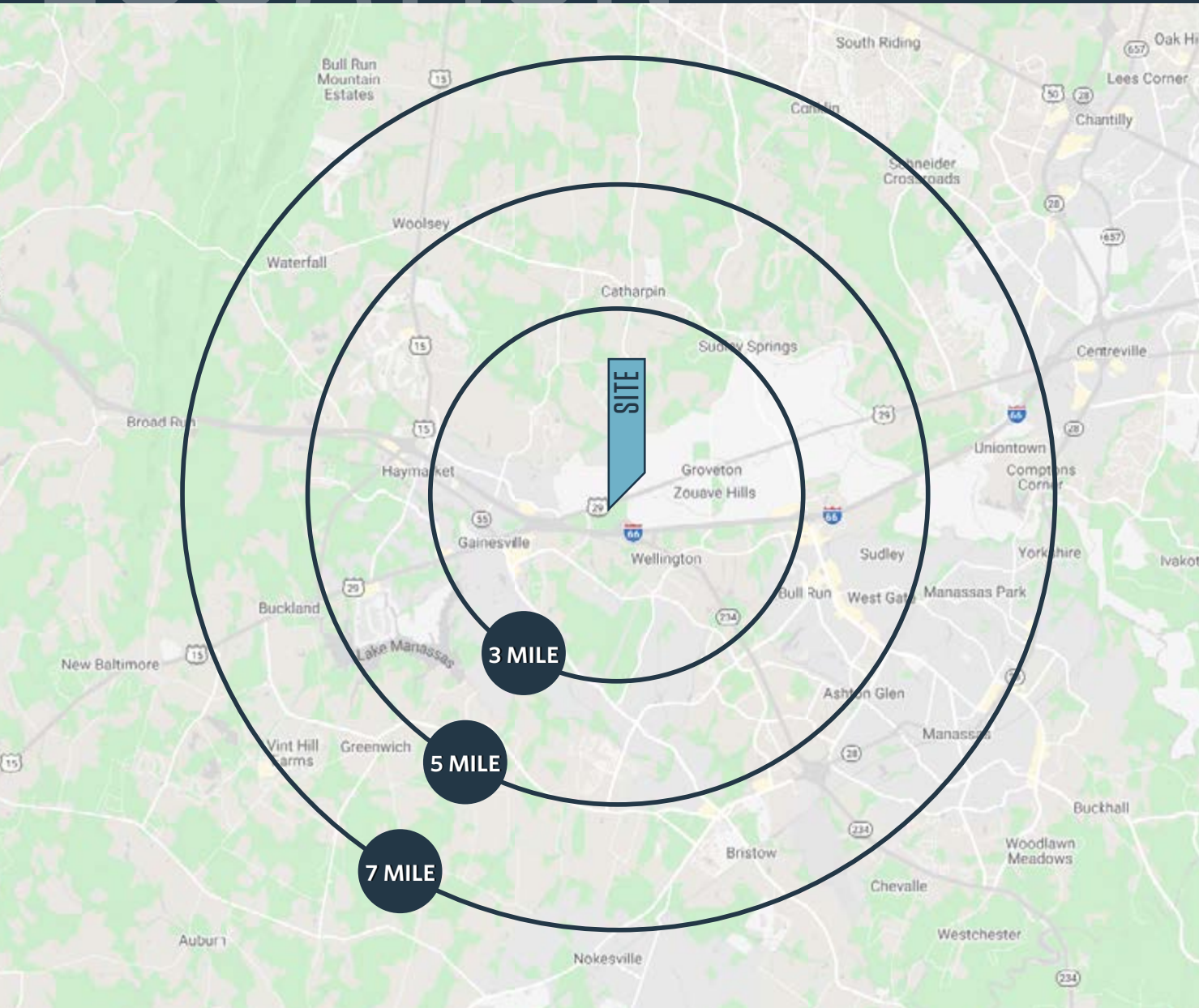
## RETAIL FOR LEASE

- Located just off I-66 at Exit 43.
- Next to 2,000 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 | 2023:

3-MILE	5-MILE	7-MILE
Population		
45,566	129,127	196,039
Daytime Population		
47,517	120,064	179,614
Households		
14,641	41,450	61,258
Average HH Income		
\$178,302	\$167,792	\$168,550

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

I-66	146,477 ADT
Hwy 29 (South of I-66)	59,094 ADT

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klnb



PAD	SIZE	USE
Pad A	2.4 Acres	Sheetz - Opening Q2 2024
Pad B	TBD	Drive-Thru Coffee - At Lease
Pad C	TBD	Fast Food
Pad D	TBD	TBD
Pad E	0.8 Acres	TBD
Pad F	TBD	TBD
Pad G	Fast Food	TBD
Pad H	2.0 Acres	Townplace Suites - Under Contract
Pad I	1.8 Acres	TBD

**Park & Ride Lot (OPEN)**  
 960 commuter spaces available by mid-2019.  
 2,079 commuter spaces available by Dec 2022.  
 2,500 spaces by 2040.

**2000 Car  
 Park & Ride  
 Facility by VDOT**

**EXISTING**

**EXISTING**

**EXISTING**

**Route 29 - 18,000 ADT**

**UNIVERSITY BOULEVARD**

**SHEETZ**  
 OPENING Q2 2024

**DRIVE-THRU COFFEE  
 AT LEASE**

**BREAKING GROUND  
 Q2 2024  
 OPENING Q2 2026**

**146,477 ADT**



**INTERSTATE 66**



**Express Lanes Direct Access at University Boulevard**

Two ramps provide direct access to the (2) eastbound Express Lanes and from the (2) westbound Express Lanes at University Boulevard from I-495 Express Lanes.











# GAINESVILLE CROSSING

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## FOR MORE INFORMATION, PLEASE CONTACT:

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