



**JOIN**

OPENING Q4 2026

**SHEETZ**

NOW OPEN

**TOWNEPLACE SUITES**

MARRIOTT

112 Rooms

OPENING Q2 2026

## NEARBY RETAILERS



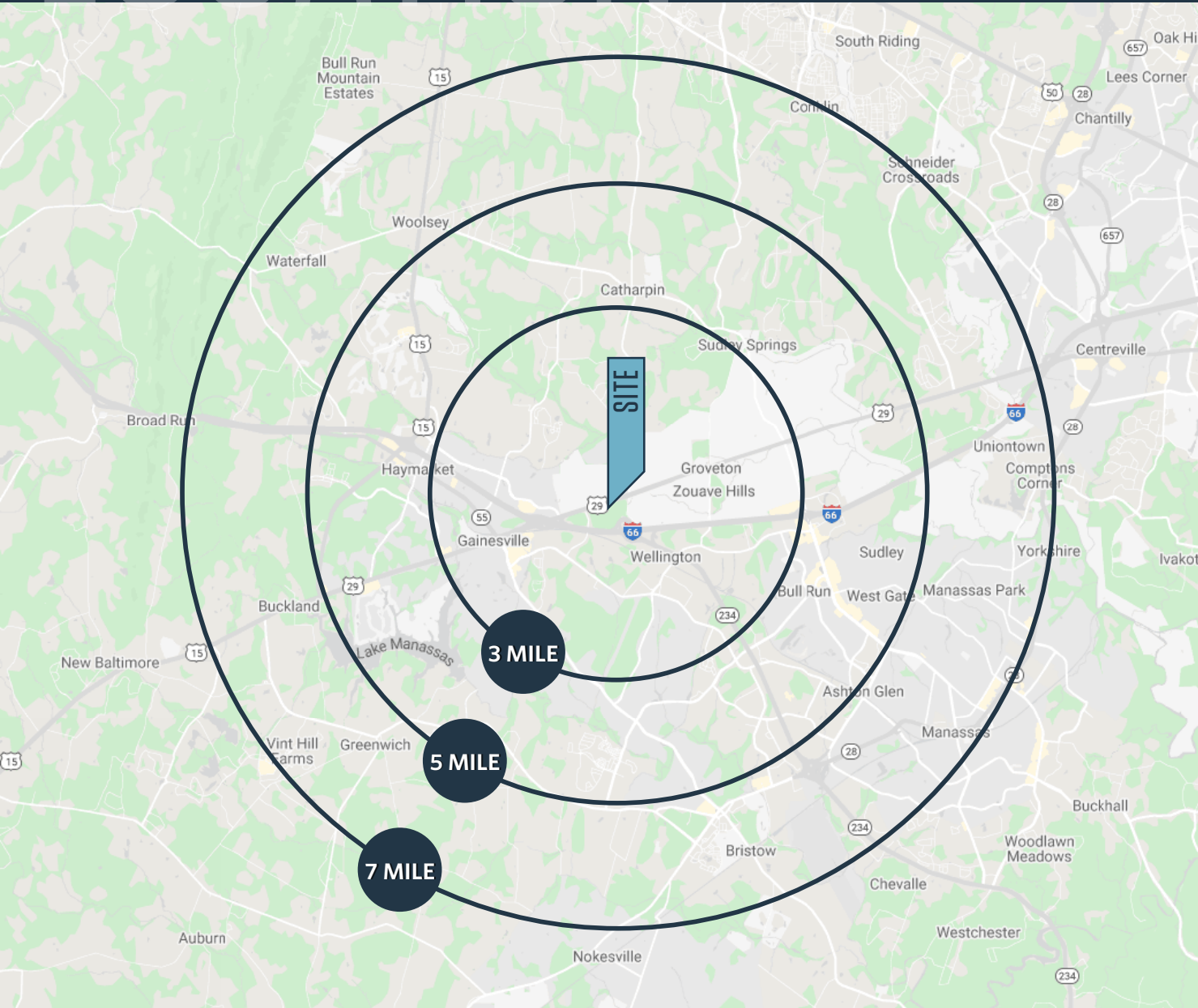
## RETAIL FOR LEASE

- 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 | 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 | 2022:

I-66	146,477 ADT
Hwy 29	36,000 ADT

**CRAIG CHENEY**

ccheney@klnb.com | 703-268-2705



# SITE PLAN | GAINESVILLE CROSSING

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

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

**Park & Ride Lot (OPEN)**  
2,079 commuter spaces available by now.  
2,500 spaces by 2040.

**2,079 Car Park & Ride Facility by VDOT**

36,000 [2022 ADT]

146,477 [2022 ADT]

**66 ExpressLanes**  
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.

**BREAKING GROUND Q2 2024  
OPENING Q2 2026**

**OPENING Q4 2026**

**TIRE & AUTO UNDER CONTRACT**

**TOWNEPLACE SUITES MARRIOTT 112 ROOMS**

**SHEETZ NOW OPEN**



# AERIAL

# GAINESVILLE CROSSING

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## FOR MORE INFORMATION, PLEASE CONTACT:

### CRAIG CHENEY

ccheney@klnb.com

703-268-2705

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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**klnb.com**



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