



NEARBY RETAILERS



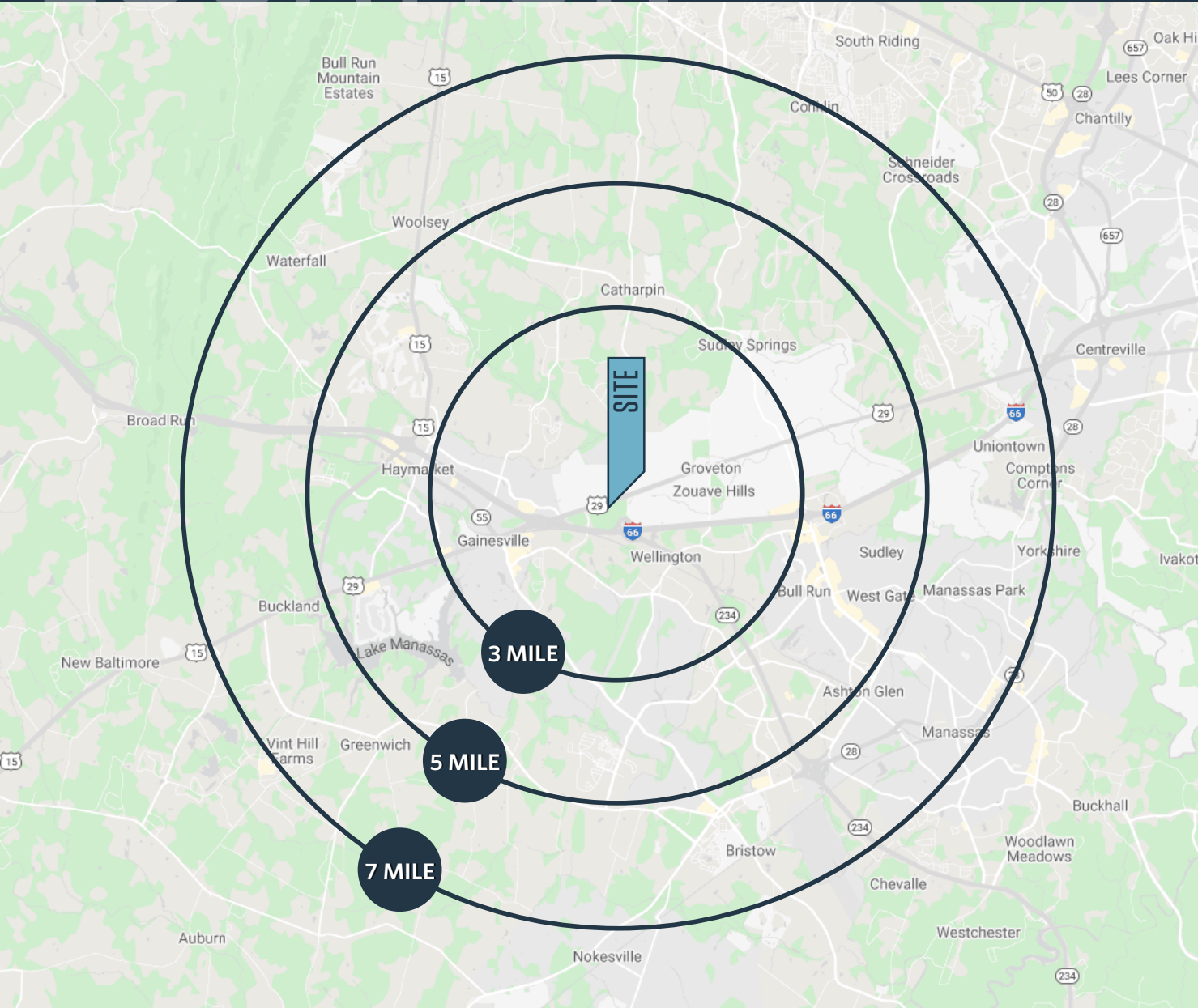
RETAIL FOR LEASE

- 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	TBD
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]


OPENING Q4 2026

BREAKING GROUND Q2 2024
OPENING Q2 2026


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.



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:

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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