



JOIN



OPENING Q4 2026

SHEETZ

NOW OPEN

TOWNEPLACE SUITES

MARRIOTT

112 Rooms
OPENING Q2 2026

NEARBY RETAILERS

SHEETZ

TOWNEPLACE SUITES
MARRIOTT



Cabela's



Harris Teeter

LOWE'S

Onelife FITNESS

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.

CRAIG CHENEY

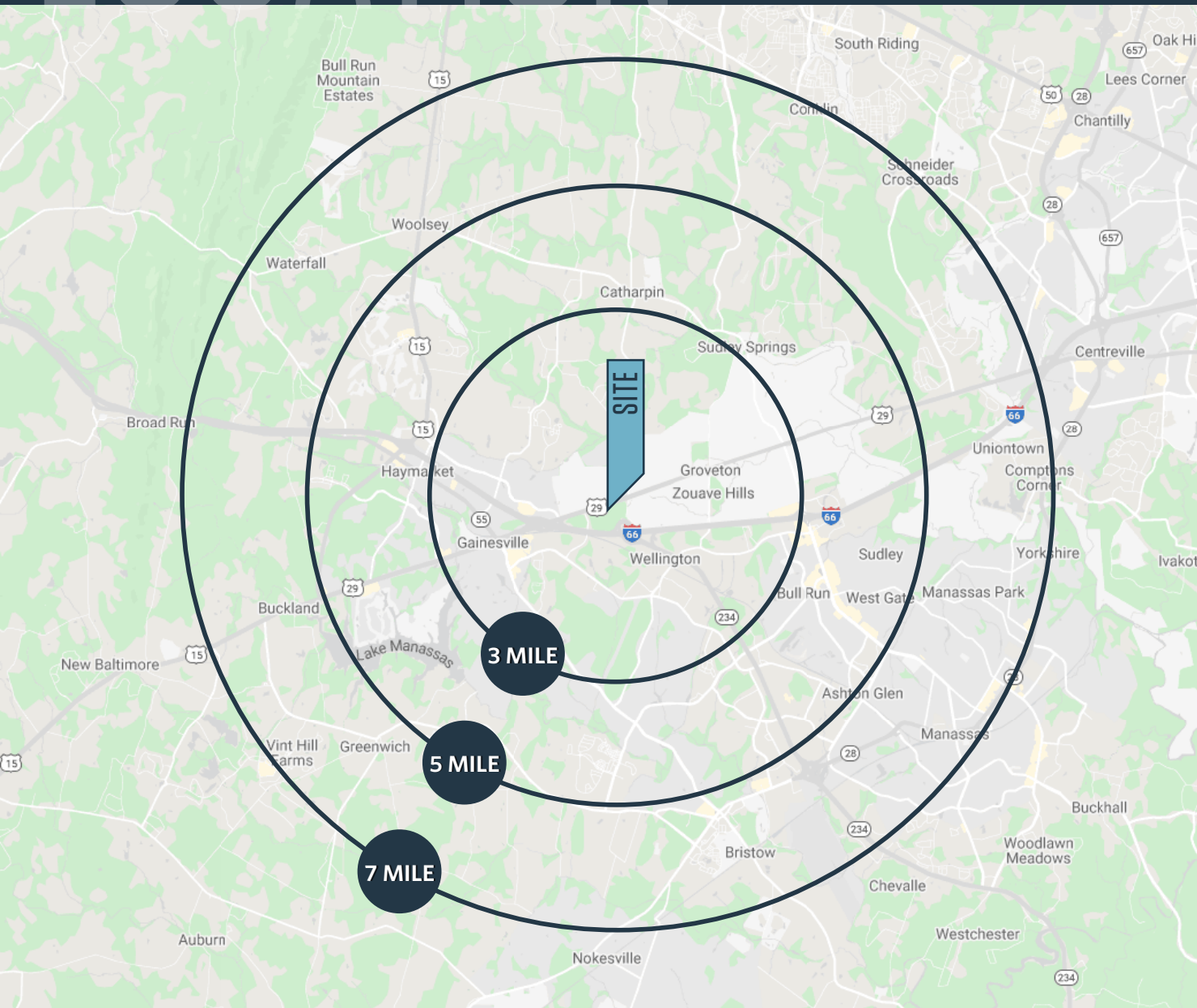
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LOCATION

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 | 2023:

I-66

115,600 ADT

Hwy 29

26,651 ADT

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SITE PLAN

GAINESVILLE CROSSING

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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.

26,651
[2023 ADT]

2,079 Car Park & Ride
Facility by VDOT

115,600
[2023 ADT]



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.

Lee Hwy

New Stable Way

New Stable Way

OPENING Q4 2026

TIRE & AUTO

**TOWNEPLACE
SUITES
MARRIOTT
112 ROOMS**

**BREAKING GROUND
Q2 2024
OPENING Q2 2026**

**SHEETZ
NOW OPEN**



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FOR MORE INFORMATION, PLEASE CONTACT:

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