



JOIN THESE RETAILERS



DUNKIN'

HC hair cuttery



BASKIN BR ROBBINS

SOBO

Hunan Cafe



Little Bull Run **DENTAL**

RETAIL FOR LEASE

- 2,838 SF Available (Former F45 Training).
- 1,068 SF Available (Former Dry Cleaner).
- Approximately 80,000 SF of retail anchored by Harris Teeter.
- 1.5 miles from I-66.
- Heritage Marketplace receives 1.7 million visits per year (Placer.ai).

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705



AVAILABLE SPACE:

UNIT	SPACE	RATE	CONDITION	DELIVERY
120-125 Bldg B	2,838 SF	\$45.00	Former F45 Training	TBD
13867	1,068 SF	\$45.00	Former Dry Cleaners	3/1/26

*Est NNN: \$8.00 PSF

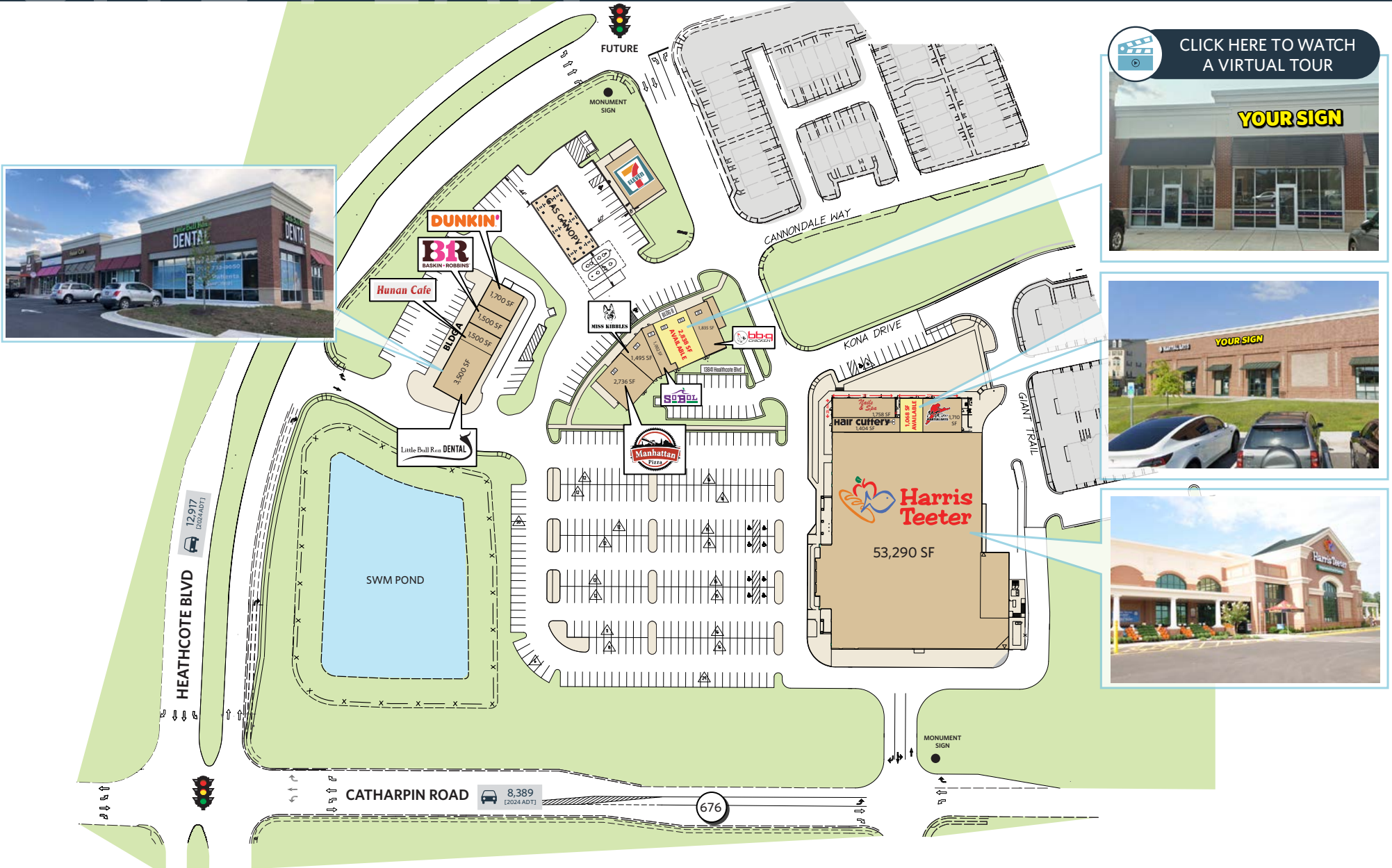
DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
11,420	52,407	101,938
Daytime Population		
12,171	50,299	88,981
Households		
4,006	17,119	33,053
Average HH Income		
\$167,001	\$196,944	\$193,542

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Heathcote Blvd	12,917 ADT
Catharpin Blvd	8,389 ADT





CLICK HERE TO WATCH
A VIRTUAL TOUR



MISS KIBBLES



bb.q
CHICKEN



SOBOI

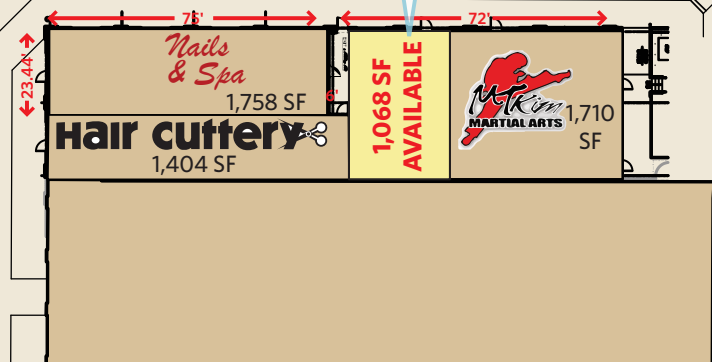


Manhattan
Pizza

BLDG B
1,835 SF
2,838 SF
AVAILABLE

13841 Healthcote Blvd

KONA D



AERIAL

HERITAGE MARKETPLACE

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



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TRADE AREA MAP

HERITAGE MARKETPLACE

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



Placer.ai
HERITAGE MARKETPLACE

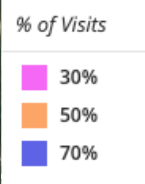
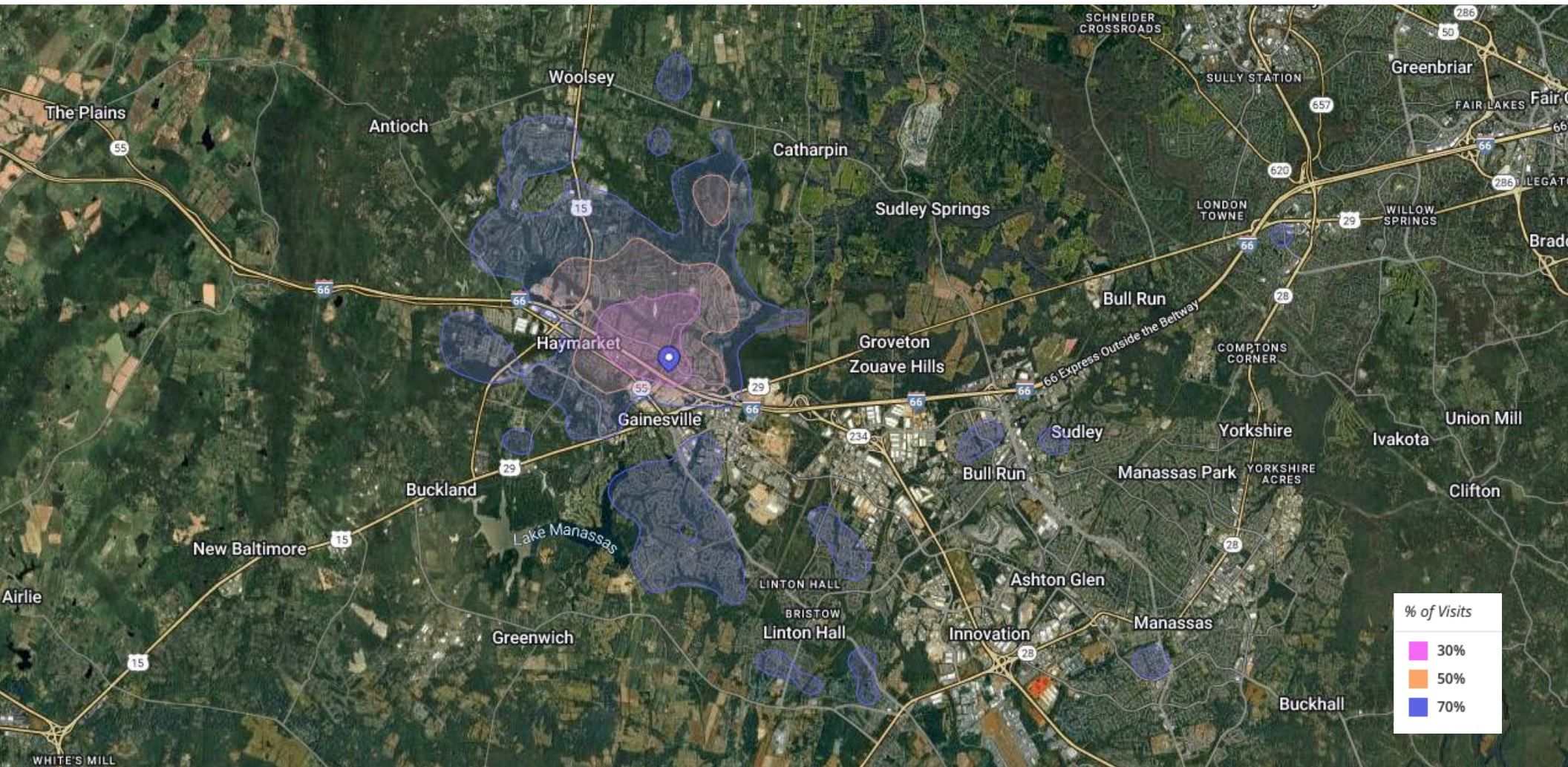


1.7M
VISITS PER YEAR



\$151,100
MEDIAN HOUSEHOLD INCOME

DATA IS FROM
JANUARY 1, 2025 -
DECEMBER 31, 2025



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HERITAGE MARKETPLACE

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FOR MORE INFORMATION, PLEASE CONTACT:

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