



JOIN THESE RETAILERS

RETAIL FOR LEASE

- 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).

LOCATION

HERITAGE MARKETPLACE

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



AVAILABLE SPACE:

UNIT	SPACE	RATE	CONDITION	DELIVERY
13867	1,068 SF	\$45.00	Former Dry Cleaners	3/1/26

*Est NNN: \$9.00 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

CRAIG CHENEY

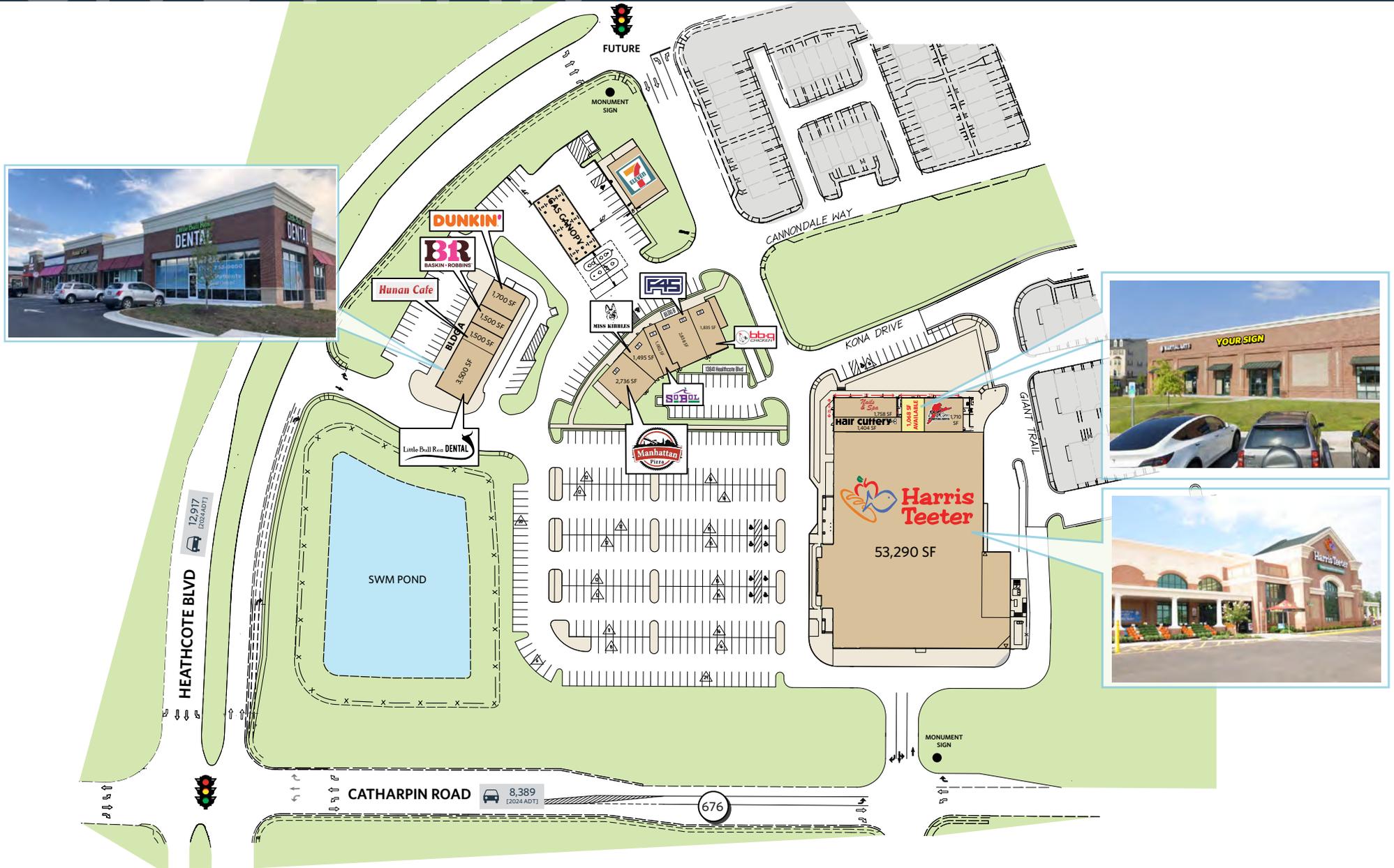
ccheney@klnb.com | 703-268-2705



SITE PLAN

HERITAGE MARKETPLACE

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



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AERIAL

HERITAGE MARKETPLACE

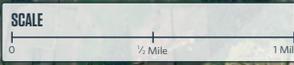
HEATHCOTE BLVD & CATHARPIN ROAD, GAINESVILLE VA 20155, PRINCE WILLIAM COUNTY



Haymarket
Prince William County | Virginia

klnb

Google Earth Pro - 2018 Aerial Photograph
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



JAMES MADISON MARKETPLACE
THIS HOMEY MARKET

Walmart
KOHLS
Starbucks
WABC
HAYMARKET VILLAGE CENTER

Wendys
VALVOLINE
Foghorn
HAYMARKET JUNCTION

ALDI
SUBWAY
McDonald's
SHOPPES AT HAYMARKET

CVS pharmacy
Chick-fil-A
SOMERSET CROSSING

POPEYES
crumbl
TACO BELL
CROSSROADS VILLAGE CENTER

HERITAGE MARKETPLACE
Harris Teeter
DUNKIN'

Onelife FITNESS

THE SHOPS AT STONEWALL
Wegmans
Michaels
ROSS
DICK'S

WOLFISH GRILL
Gregg's
Mama's
SOMERSET CROSSING

McDonald's
CVS pharmacy

JCREW
ATHLETA
Orangetheory
LOFT
REGAL
PROMENADE AT VIRGINIA GATEWAY

VIRGINIA GATEWAY
target
LOWE'S
Giant
HomeGoods
PETS MART
BEST BUY
HOBBY LOBBY
LA Z BOY
LIFETIME FITNESS
HAVERTYS FURNITURE
five BELOW
Total Wine & More
DSW
Panera BREAD
BUFFALO WILD WINGS
Chick-fil-A

TRADE AREA MAP

HERITAGE MARKETPLACE

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



Placer.ai
HERITAGE MARKETPLACE

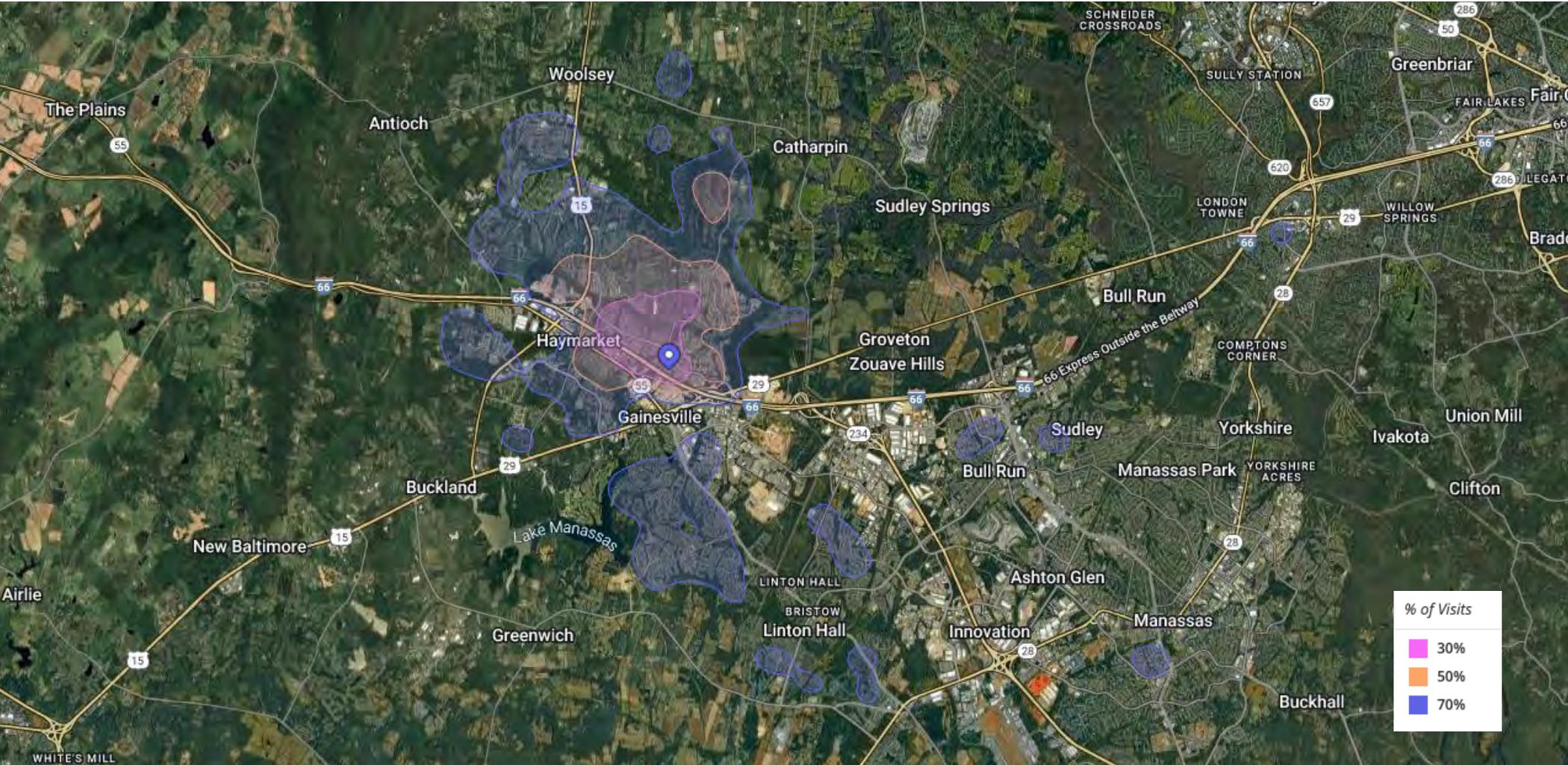


1.7M
VISITS PER YEAR



\$151,100
MEDIAN HOUSEHOLD INCOME

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



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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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