



**JOIN**

OPENING Q3 2027

**SHEETZ**

NOW OPEN

**TOWNEPLACE SUITES**  
MARRIOTT

112 Rooms  
OPENING Q4 2026

## NEARBY RETAILERS



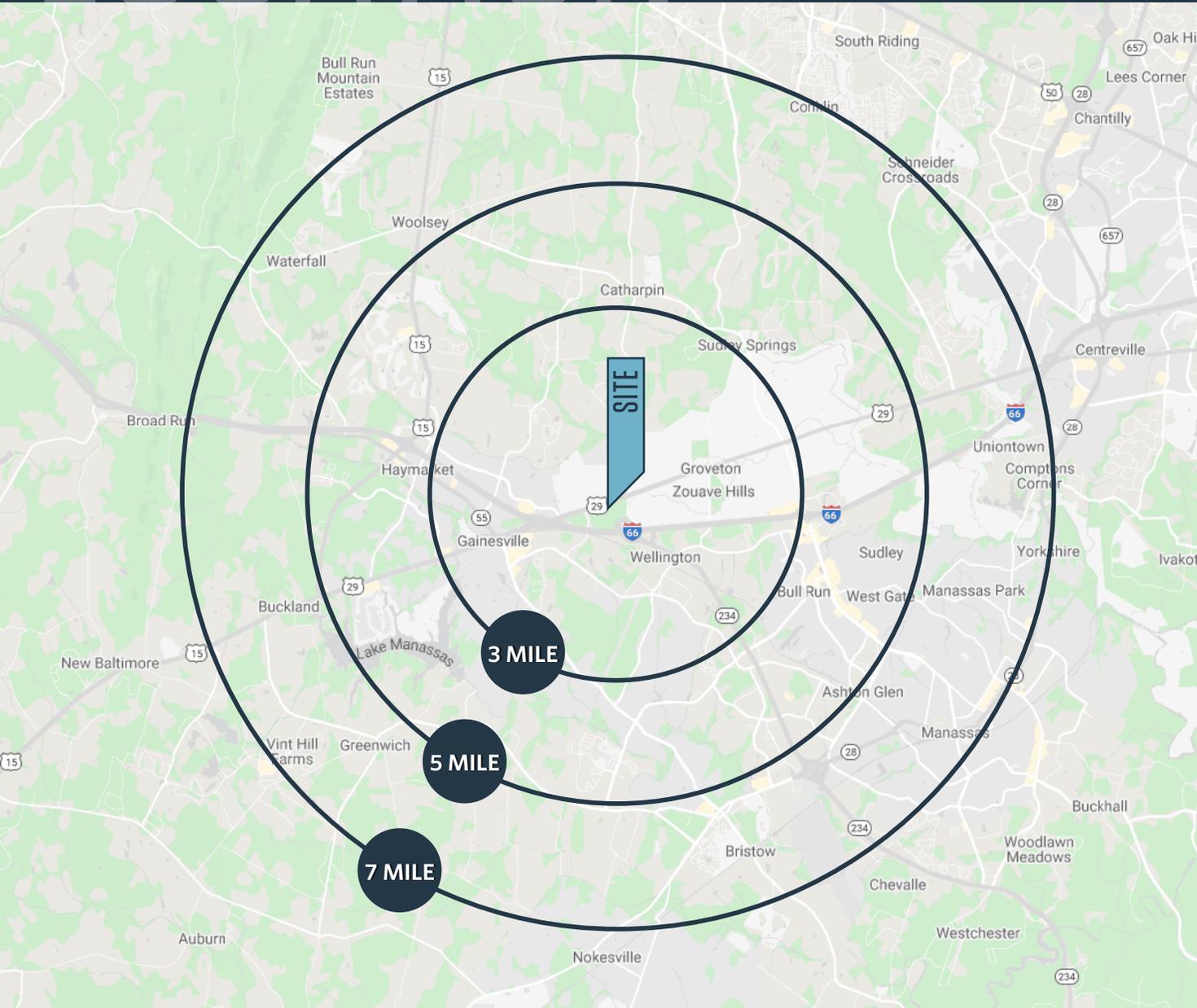
## RETAIL FOR LEASE

- 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 | 2025:

3-MILE	5-MILE	7-MILE
Population		
48,958	135,302	194,223
Daytime Population		
27,294	69,272	100,032
Households		
16,111	43,632	66,864
Average HH Income		
\$180,575	\$175,362	\$174,763

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

I-66	116,093 ADT
Hwy 29	32,263 ADT

**CRAIG CHENEY**

ccheney@klnb.com | 703-268-2705



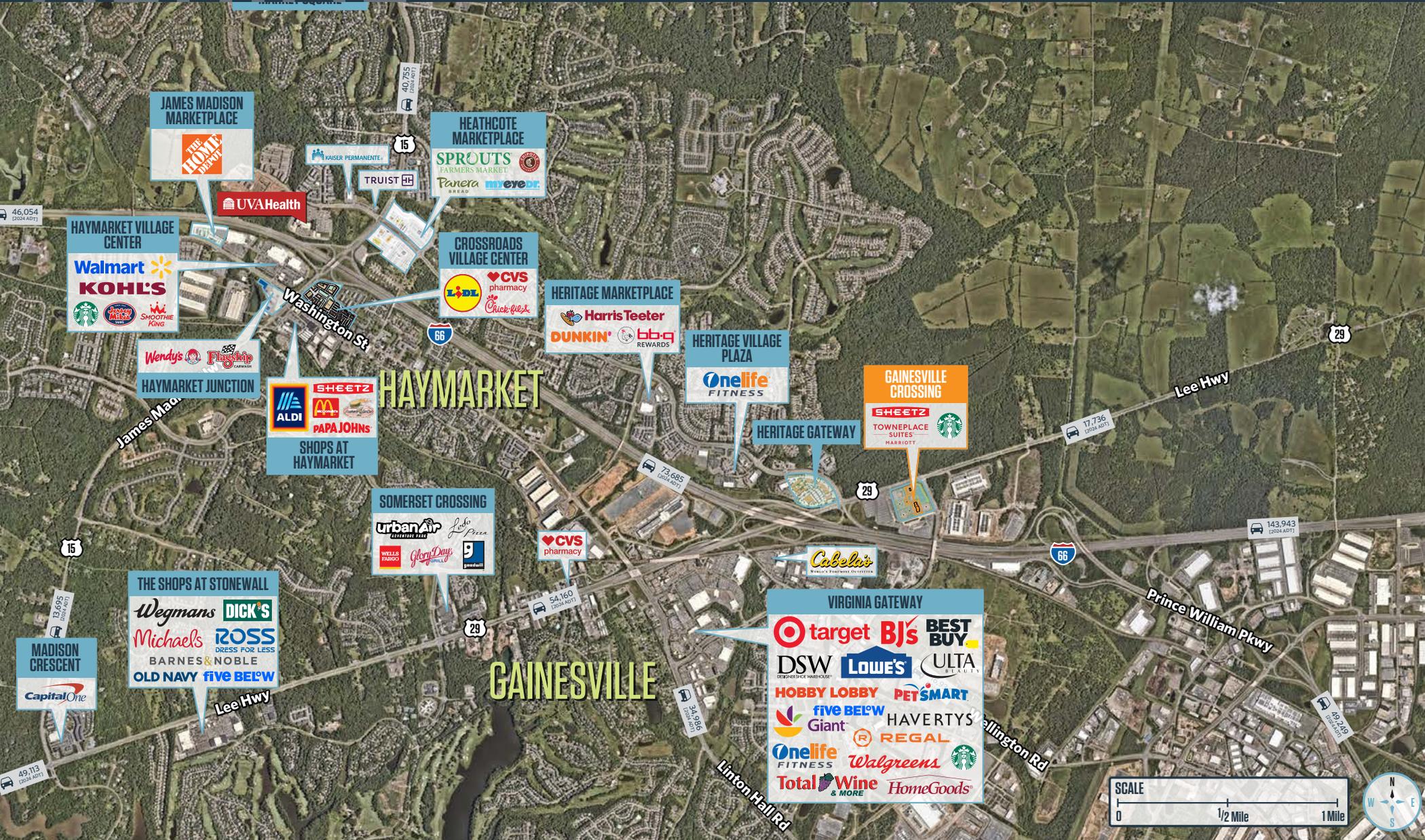
PAD	SIZE	USE
Pad A	2.4 Acres	Sheetz - Now Open
Pad B	2,500 SF	Starbucks - Opening Q3 2027
Pad C	TBD	Fast Food
Pad D	TBD	TBD
Pad E	0.8 Acres	Tire & Auto - Under Contract
Pad F	TBD	TBD
Pad G	Fast Food	TBD
Pad H	2.0 Acres	Townplace Suites - Opening Q4 2026
Pad I	1.8 Acres	TBD



# AERIAL

# GAINESVILLE CROSSING

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







# GAINESVILLE CROSSING

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

## FOR MORE INFORMATION, PLEASE CONTACT:

### CRAIG CHENEY

ccheney@klnb.com

703-268-2705

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

**klnb.com**



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.