



JOIN THESE RETAILERS



RETAIL FOR LEASE

- FULLY LEASED.
- 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

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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





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

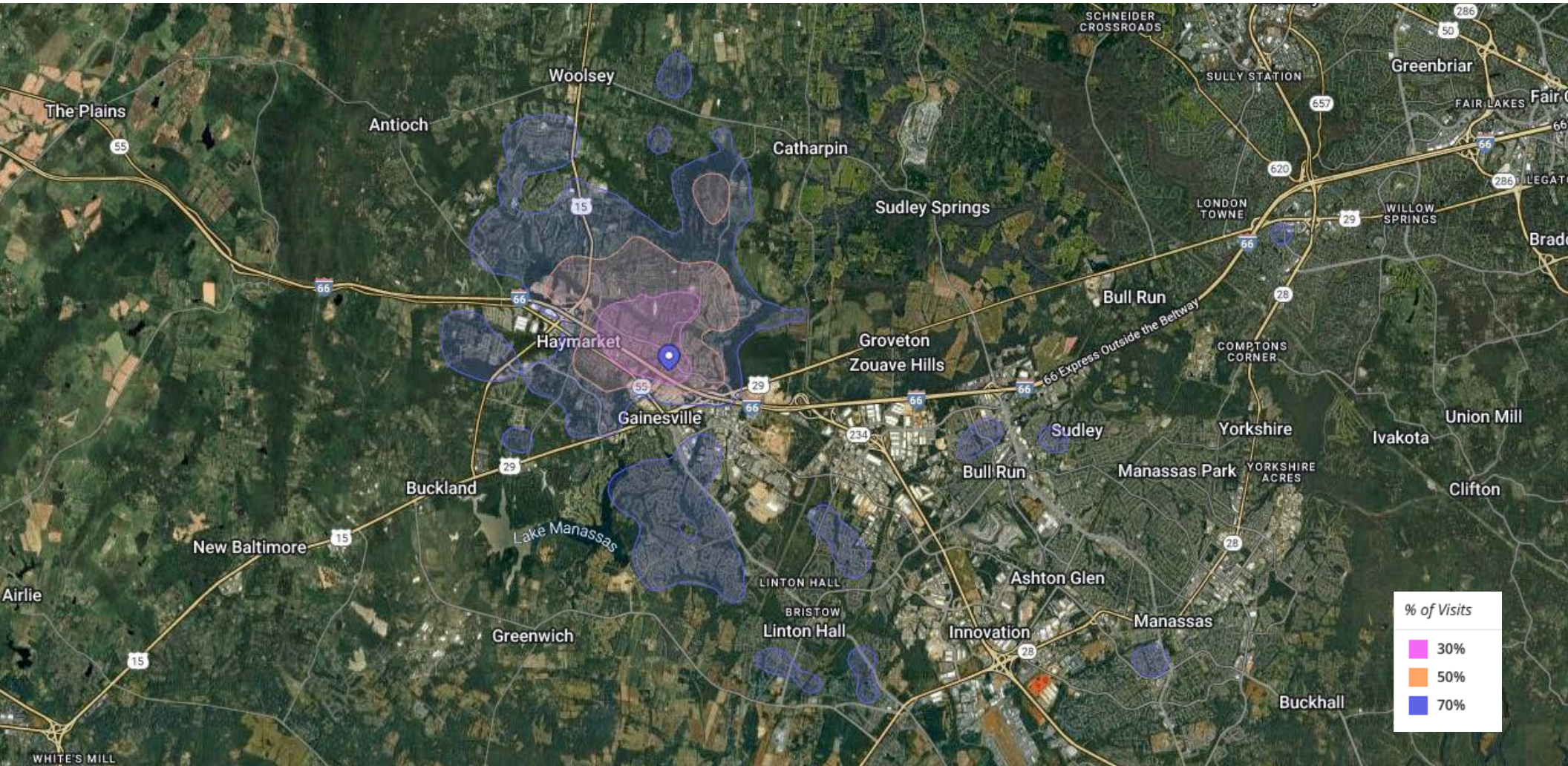


1.7M
VISITS PER YEAR



\$151,100
MEDIAN HOUSEHOLD INCOME

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



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FOR MORE INFORMATION, PLEASE CONTACT:

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