



JOIN



OPENING Q2 2027

SHEETZ

NOW OPEN

TOWNEPLACE SUITES

MARRIOTT

112 Rooms
OPENING Q4 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

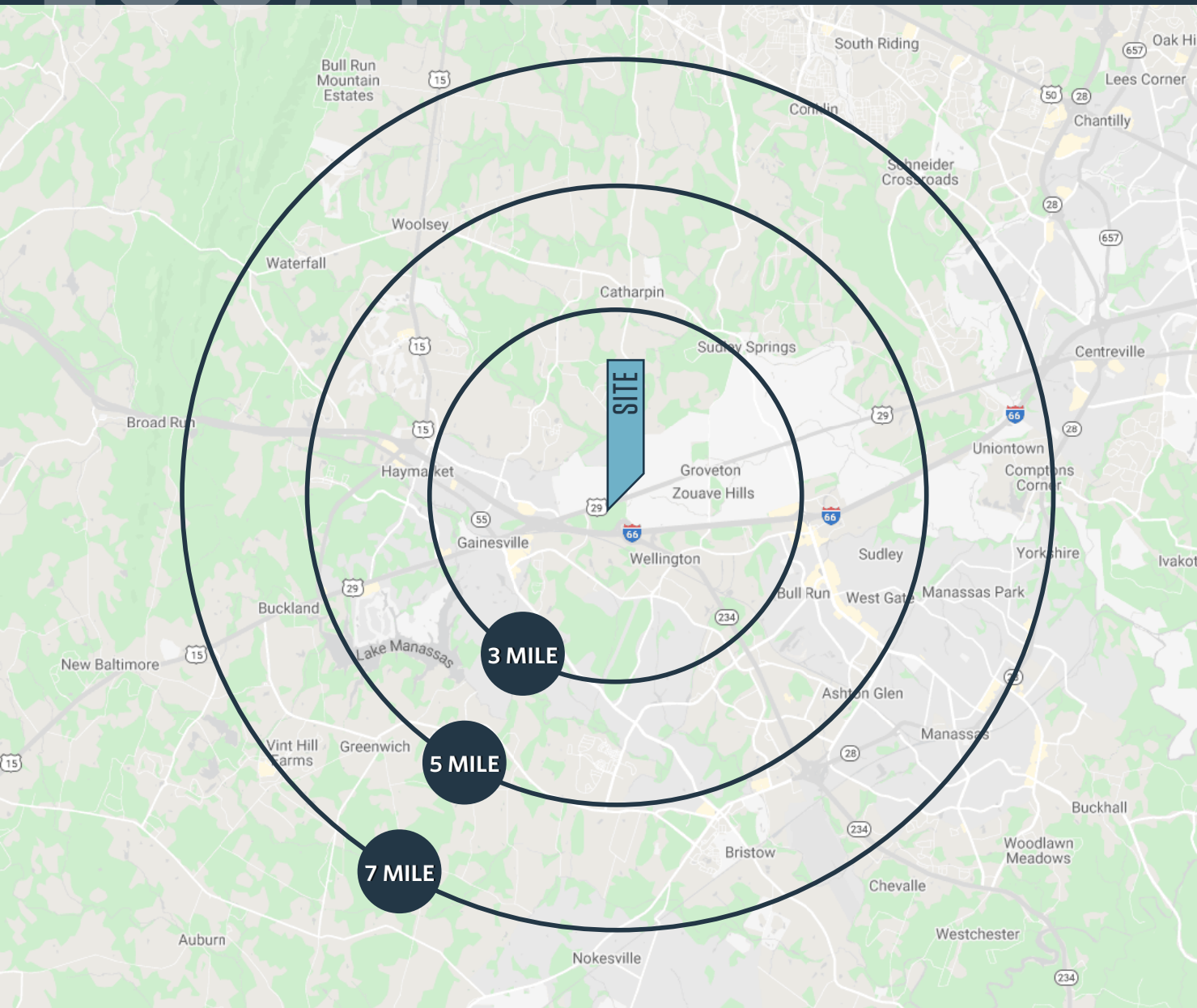
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LOCATION

GAINESVILLE CROSSING

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



DEMOGRAPHICS | 2026:

3-MILE

5-MILE

7-MILE

Population

45,871

131,195

197,704

Daytime Population

48,414

125,467

183,345

Households

14,837

42,426

62,138

Average HH Income

\$193,703

\$181,960

\$181,773

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2025:

I-66

110,257 ADT

Hwy 29

31,788 ADT

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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	1.67 Acres	Recreational Facility - Under Contract
Pad G	1.11 Acres	Car Rental - Contract Pending
Pad H	2.0 Acres	Townplace Suites - Opening Q4 2026
Pad I	1.8 Acres	TBD



AERIAL

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Gainesville
Prince William County | Virginia

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Google Earth Pro -
2024 Aerial Photograph
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any of the information supplied, we cannot,
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FOR MORE INFORMATION, PLEASE CONTACT:

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