


8,966 SF AVAILABLE



VIRGINIA GATEWAY COMMERCE CENTER

7500 LIMESTONE DRIVE | GAINESVILLE, VA 20155

- Easily accessible from I-66 and Route 29/Lee Highway, Virginia Gateway Commerce Center is located in the heart of Prince William County, serving the Gainesville and Haymarket areas. 
- Virginia Gateway Commerce Center is a neighborhood service-oriented destination located adjacent to the DC region's only Cabela's, an 80,000 SF store offering hunting, fishing and camping gear as well as gun library, indoor archery range and full-service boat shop.
- Available pad site across from Virginia Gateway Commerce Center (0.67 acres at 7481 Limestone Dr.)



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NOVANT HEALTH

HAYMARKET VILLAGE CENTER
Walmart
KOHL'S
MATTRESS FIRM

VIRGINIA GATEWAY
Target **Giant**
HomeGoods **BEST BUY** **DSW**
LOWE'S **five BELOW** **Tanera**
PETSMART **HOBBY LOBBY** **Total Wine & MORE**
MATTRESS Warehouse **Massage Envy**

BULL RUN PLAZA
Marshalls
ROSS
 DRESS FOR LESS
Michael's **DICK'S**
five BELOW **ULTA**
PETSMART
DOLLAR TREE

PROMENADE AT MANASSAS
ASHLEY **HOME DEPOT** **oh!**
planet fitness **CHUCK E. CHEESE'S**

SHOPS AT STONEWALL
Wegmans
Michael's
ROSS
DICK'S

HERITAGE MARKETPLACE
Harris Teeter
DUNKIN' DONUTS
7 ELEVEN

Onlife FITNESS

HERITAGE HUNT GOLF CLUB

RTJ GOLF CLUB

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LIDL
SHEETZ

COSTCO WHOLESALE

SOMERSET CROSSING
DOLLAR TREE
Glory Days **BONEFISH GRILL**

PROMENADE AT VIRGINIA GATEWAY
REGAL ENTERTAINMENT GROUP
CAVA **Bar Louie**
LOFT **BI'S RESTAURANT BREWHOUSE**
UNCLE JULIO'S MEXICAN
FIREBIRDS **MOD**
Nando's

WESTGATE PLAZA
BARNES & NOBLE
 BOOKSELLERS
Total Wine & MORE
Giant
TANERA

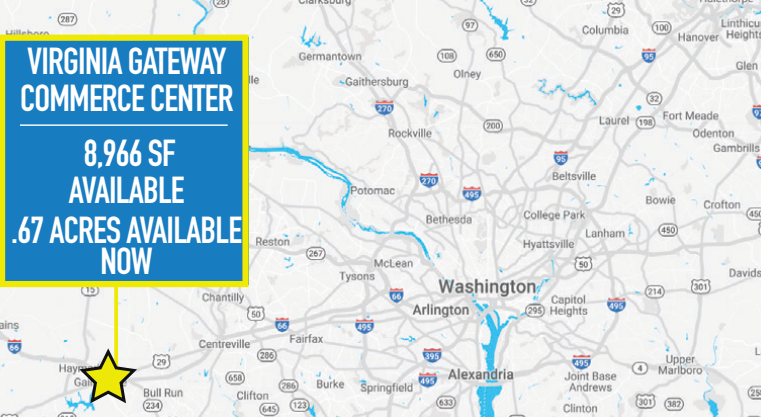
MANASSAS MALL
Walmart
macy's
jcp
at home

HAYMARKET

MANASSAS

VIRGINIA GATEWAY COMMERCE CENTER

- ADJACENT TO OVER 1.3 MILLION SF OF RETAIL SHOPS, RESTAURANTS, AND SERVICE PROVIDERS
- 2ND MOST POPULATED COUNTY IN VIRGINIA WITH 477,224 RESIDENTS
- TOP 25 WEALTHIEST COUNTIES IN THE US



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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 3,504 | 54,090 | 188,383 |
| TOTAL HOUSEHOLDS | 1,237 | 16,751 | 38,192 |
| AVERAGE HHI | \$163,446 | \$185,438 | \$172,517 |



LEASED!

8,966 SF AVAILABLE



4,449 AADT
Limestone Dr



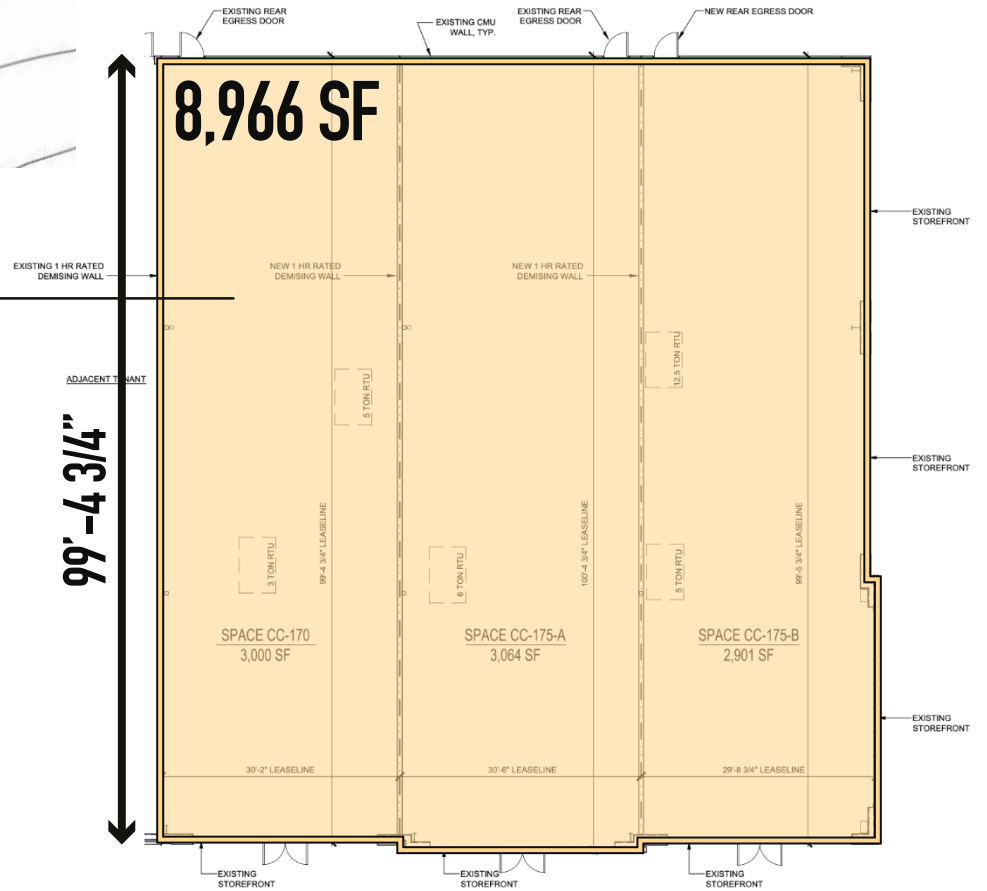
16,907 AADT
Wellington Rd



8,966 SF AVAILABLE - SITE PLAN



88'-11 1/4"



99'-4 3/4"

MARKET AERIAL



VIRGINIA GATEWAY

PROMENADE AT VIRGINIA GATEWAY

VIRGINIA GATEWAY COMMERCE CENTER
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63,012 AADT

58,855 AADT

16,907 AADT

19,546 AADT



2nd St

1st St

Gardner Mnr Pl

55

55

Lee Hwy

619

Charis Ave

VIRGINIA GATEWAY

Old Linton Hall Rd

Vinewood Ct

Virginia Oaks Dr

Royal Sydney Dr

St Clair Dr

Ontario Rd

Lakeview Dr

Huron Dr

Linton Hall Rd

Wellington Rd

M Ave

Hastenbeck Dr

Harmelin Ln

Rocky Branch

Darbey Knoll Dr

Wentworth Green Dr

Senea Dr

Plasport

Garrett Dr

Virginia O



 PETERSON
COMPANIES.

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LEASING AGENT



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MID-ATLANTIC

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