



**PARCEL 1**  
**0.67 Acres**

## PAD SITE OPPORTUNITIES AT VIRGINIA GATEWAY

Click the buttons below to see the location of the parcel on Google.

**PARCEL 1** 7481 Limestone Dr | Gainesville, VA 20155

Virginia Gateway is the premier shopping destination for the Gainesville and Haymarket area, boasting an amazing selection of more than 130 retail shops, restaurants, hotel, office and service-oriented businesses.

This exciting mixed-use development located in the heart of Prince William County features 1.3 million square feet of national, regional and local merchants in a convenient shopper-friendly environment.

Leased by:



**ANDREW TKACH**  
703.442.8843 | [atkach@nextrealtymidatlantic.com](mailto:atkach@nextrealtymidatlantic.com)

[www.petersoncos.com](http://www.petersoncos.com)

[www.nextrealtymidatlantic.com](http://www.nextrealtymidatlantic.com)





# DEMOGRAPHICS (2020)

1-mile    3-mile    5-mile

Population	4,673	49,739	110,829
Households	1,079	15,707	34,588
Median HH Income	\$120,795	\$145,702	\$138,141
Daytime Population	7,196	19,969	41,046



NOVANT HEALTH

HERITAGE HUNT GOLF CLUB

HAYMARKET VILLAGE CENTER

KOHL'S  
Walmart

HERITAGE MARKETPLACE  
Harris Teeter

16,544 AADT

115,882 AADT

66

66,662 AADT

66

Cabela's

PARCEL 1  
0.67 ACRES

MARKETPLACE AT MADISON CRESCENT  
eggspectation  
MATTRESS FIRM

SOMERSET CROSSING  
DONEY'S GRILL  
Chick-fil-A

VIRGINIA GATEWAY

Super TARGET DOES KITCHEN  
Giant  
HomeGoods  
PETSMART  
Great Gatherings  
Total Wine & More  
FIVE BELOW  
MATTRESS Warehouse

DOES WILDO  
LOWE'S  
DSW  
BEST BUY

PROMENADE AT VIRGINIA GATEWAY

REGAL CINEMAS  
LOFT  
Bj's  
Yobe  
UNCLE JULIO'S MEXICAN  
FIREBIRDS  
Mando's  
CAVA  
smashburger

SHOPS AT STONEWALL

Wagmans  
BED BATH & BEYOND  
ROSS  
MICHELS  
DICK'S  
OLD NAVY

STONEWALL GOLF CLUB

VA OAKS GOLF CLUB

WTJ GOLF CLUB



Gainesville, VA

Lee Hwy

66,662 AADT

Lee Hwy



115,882 AADT

LOWE'S

Gateway Center Dr

Cabela's  
WORLD'S FOREMOST OUTDOOR STORE

Wellington Branch Dr

NOVEC REPAIR DEPOT

PARCEL 1  
0.67 ACRES

Onelife  
FITNESS

Limestone Dr



Gainesville, VA



VIRGINIA GATEWAY

Super TARGET

Panera  
BREADS & SALADS

Total Wine & MORE ZOE'S KITCHEN

five BELOW

HomeGoods

LOWE'S  
Inspiring Home Improvement

Massage Envy

PETSMART

DSW







## CENTER HIGHLIGHTS

- Exciting anchor destinations including Target, Lowes, Best Buy, HomeGoods and Total Wine.
- Home of the highly successful Promenade at Virginia Gateway lifestyle center featuring Firebirds Wood Fired Grill, J.Crew Factory, Cava, Bar Louie and anchored by a state-of-the-art 14-screen Regal Cinema.
- Family-favorite dining options to please every palate including Osaka Japanese Steak & Seafood, Rockwood Tavern, Outback, IHOP, and Buffalo Wild Wings.
- Popular fast-casual dining hot spots including Chick-fil-A, Chipotle, Panera Bread, Zoës Kitchen, and Five Guys.
- Home of the region's first Cabela's, an 80,000 square foot store offering hunting, fishing and camping gear as well as a gun library, indoor archery range and full-service boat shop.
- Highly visible location off I-66 and Rt. 29.

## RETAILERS INCLUDE



## LEASING AGENT



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