

VIRGINIA GATEWAY COMMERCE CENTER AND PAD SITE

7500 LIMESTONE DRIVE | GAINESVILLE, VA 20155

- 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.
- 1.9 Acre Pad Site Available for Lease
- Coming soon: UVA Health Outpatient Imaging

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION 	3,433	52,300	121,111
TOTAL HOUSEHOLDS 	1,219	16,366	39,272
AVERAGE HHI 	\$163,477	\$190,067	\$180,239
TOTAL EMPLOYEES 	10,143	52,073	112,657



Pad Site	Available	1.90 Acres
Suite 7454	UVA Health	8,966 SF
Suite 7462	Go Smiles	2,669 SF
Suite 7466	Vienna Paint	2,971 SF
Suite 7470	MBH Title	3,001 SF
Suite 7474	Akshar Pediatrics	1,838 SF

Suite 7478	H & R Block	2,000 SF
Suite 7482	Available	2,062 SF
Suite 7484	Republic Finance	1,600 SF
Suite 7486	Enterprise Rent-A-Car	1,500 SF
Suite 7500	U Fitness	14,953 SF
Suite 7526	Long & Foster	5,715 SF

Suite 7530	Gainesville Orthodontics	1,841 SF
Suite 7534	iSmile Dental Care	2,400 SF
Suite 7538	Available	1,200 SF
Suite 7546	Tru Orthodontics & Hero Pediatric Dentistry	3,158 SF



TENANTS INCLUDE

FITNESS

LONG & FOSTER
REAL ESTATE

MBH
Settlement Group, L.C.

New You Med Spa

**H&R
BLOCK**

UVAHealth

LEASING AGENTS

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