

# 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.
- 0.67 Acre available pad site at the intersection of Wellington Branch Dr. and Limestone Dr.

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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
TOTAL EMPLOYEES 	7,896	52,546	111,663



<b>Pad 1</b>	Cube Smart	1.90 AC	<b>Suite 7470</b>	MBH Title	3,001 SF	<b>Suite 7486</b>	Enterprise Rent-A-Car	1,500 SF	<b>Suite 7538</b>	Stretch Zone	1,200 SF
<b>Pad 2</b>	Available	.67 AC	<b>Suite 7474</b>	Akshar Pediatrics	1,838 SF	<b>Suite 7500</b>	U Fitness	14,953 SF	<b>Suite 7546</b>	Tru Orthodontics & Hero Pediatric Dentistry	3,158 SF
<b>Suite 7454</b>	UVA Health	8,966 SF	<b>Suite 7478</b>	H & R Block	2,000 SF	<b>Suite 7526</b>	Long & Foster	5,715 SF	<b>Suite ZZ</b>	Cabela's	79,995 SF
<b>Suite 7462</b>	Go Smiles	2,669 SF	<b>Suite 7482</b>	New You Med Spa	2,062 SF	<b>Suite 7530</b>	Gainesville Orthodontics	1,841 SF			
<b>Suite 7466</b>	Vienna Paint	2,971 SF	<b>Suite 7484</b>	Republic Finance	1,600 SF	<b>Suite 7534</b>	iSmile Dental Care	2,400 SF			



**RETAILERS INCLUDE**



**LEASING AGENT**

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