




## 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  
KOHLS  
MATTRESS FIRM

VIRGINIA GATEWAY  
Target  
Giant  
HomeGoods  
BEST BUY  
DSW  
Lowe's  
five BELOW  
Panera  
PETSMART  
HOBBY LOBBY  
Total Wine & MORE  
MATTRESS Warehouse  
Massage Envy

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

PROMENADE AT MANASSAS  
ASHLEY HomeStore  
THE HOME DEPOT  
oh! Market  
planet Fitness  
CHUCK E. CHEESE'S

SHOPS AT STONEWALL  
Wegmans  
Michael's  
ROSS  
DRESS FOR LESS  
DICK'S  
SPORTING GOODS

HERITAGE MARKETPLACE  
Harris Teeter  
DUNKIN' DONUTS  
7 ELEVEN

HERITAGE HUNT GOLF CLUB  
Onlife FITNESS

HAYMARKET

VIRGINIA GATEWAY COMMERCE CENTER  
1,200 SF & 8,966 SF AVAILABLE JULY 2023  
.67 ACRES AVAILABLE NOW

LIDL  
SHEETZ

COSTCO WHOLESALE

SOMERSET CROSSING  
DOLLAR TREE  
Gloria Days  
BONEFISH GRILL

PROMENADE AT VIRGINIA GATEWAY  
REGAL ENTERTAINMENT GROUP  
CAVA Mezze Grill  
LOFT  
UNCLE JULIO'S MEXICAN  
RESTAURANT BREWHOUSE  
FIREBIRDS  
MOD  
Nando's

LIFETIME FITNESS

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

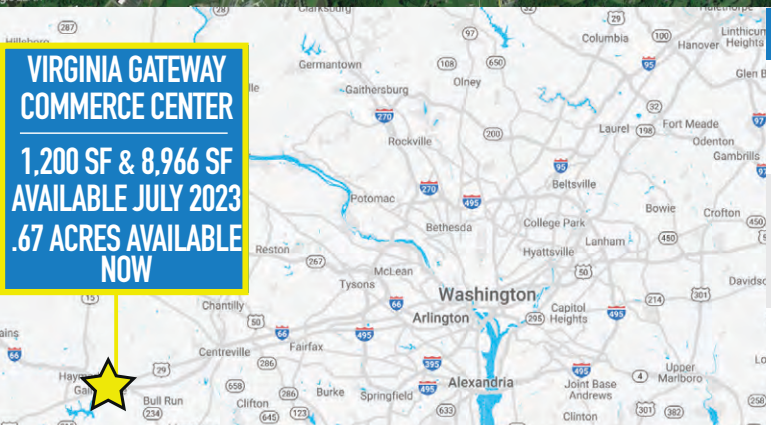
MANASSAS MALL  
Walmart  
macy's  
jcp  
at home

# 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

MANASSAS

VIRGINIA GATEWAY COMMERCE CENTER  
1,200 SF & 8,966 SF AVAILABLE JULY 2023  
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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





1,200 SF AVAILABLE  
JULY 2023

8,966 SF AVAILABLE  
JULY 2023

TRIOPT. OPTHODONTICS & NEURO-ODONTIC DENTISTRY

ismile

GAINESVILLE OPTHODONTICS

LONG & FOSTER

**FITNESS**

Enterprise

REPUBLIC FINANCE

NEW YOU MED SPA

H&R BLOCK

AKSHAR PEDIATRICS

MBH TITLE

VIENNA PAINT

GO SMILES

4,449 AADT  
Limestone Dr

.67 ACRES AVAILABLE

Wellington Rd  
16,907 AADT



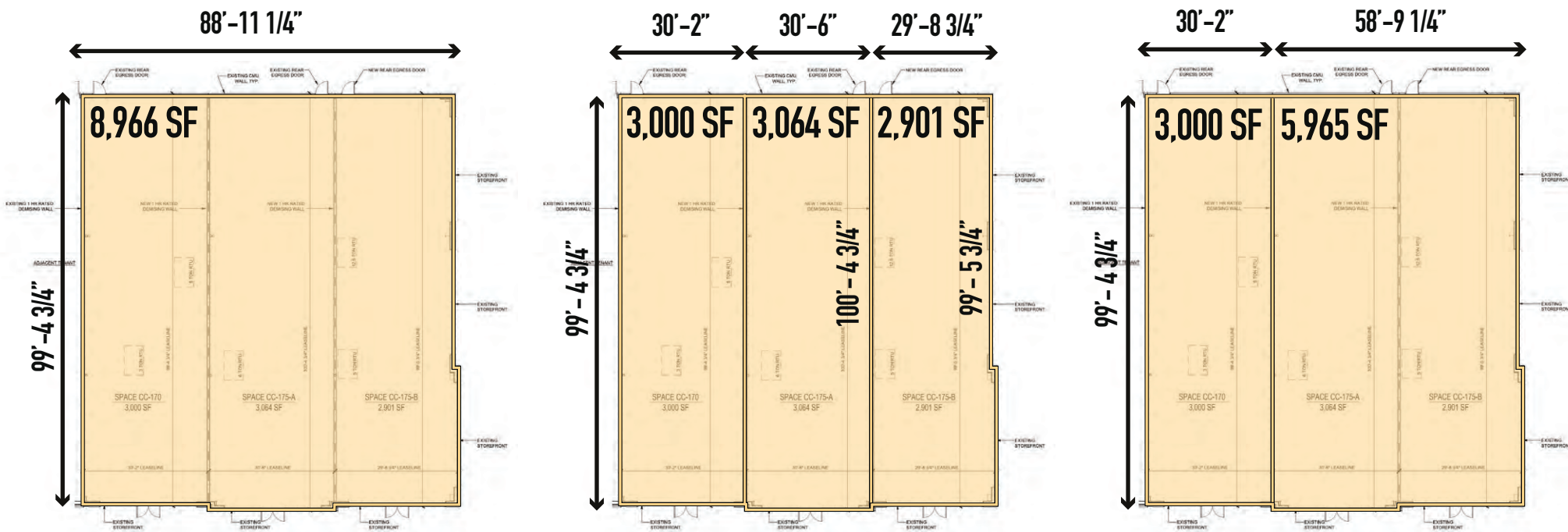
FULL MOVEMENT





# 8,966 SF SPACE SPLITTING OPTIONS

# MULTIPLE CONFIGURATIONS POSSIBLE





# MARKET AERIAL



**VIRGINIA GATEWAY**

**PROMENADE AT VIRGINIA GATEWAY**



58,855 AADT

16,907 AADT

19,546 AADT

63,012 AADT

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.67 ACRES AVAILABLE NOW





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LEASING AGENT



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