

FOR LEASE Available Immediately



Virginia Gateway






Wellington Road & Promenade Place, Gainesville, VA

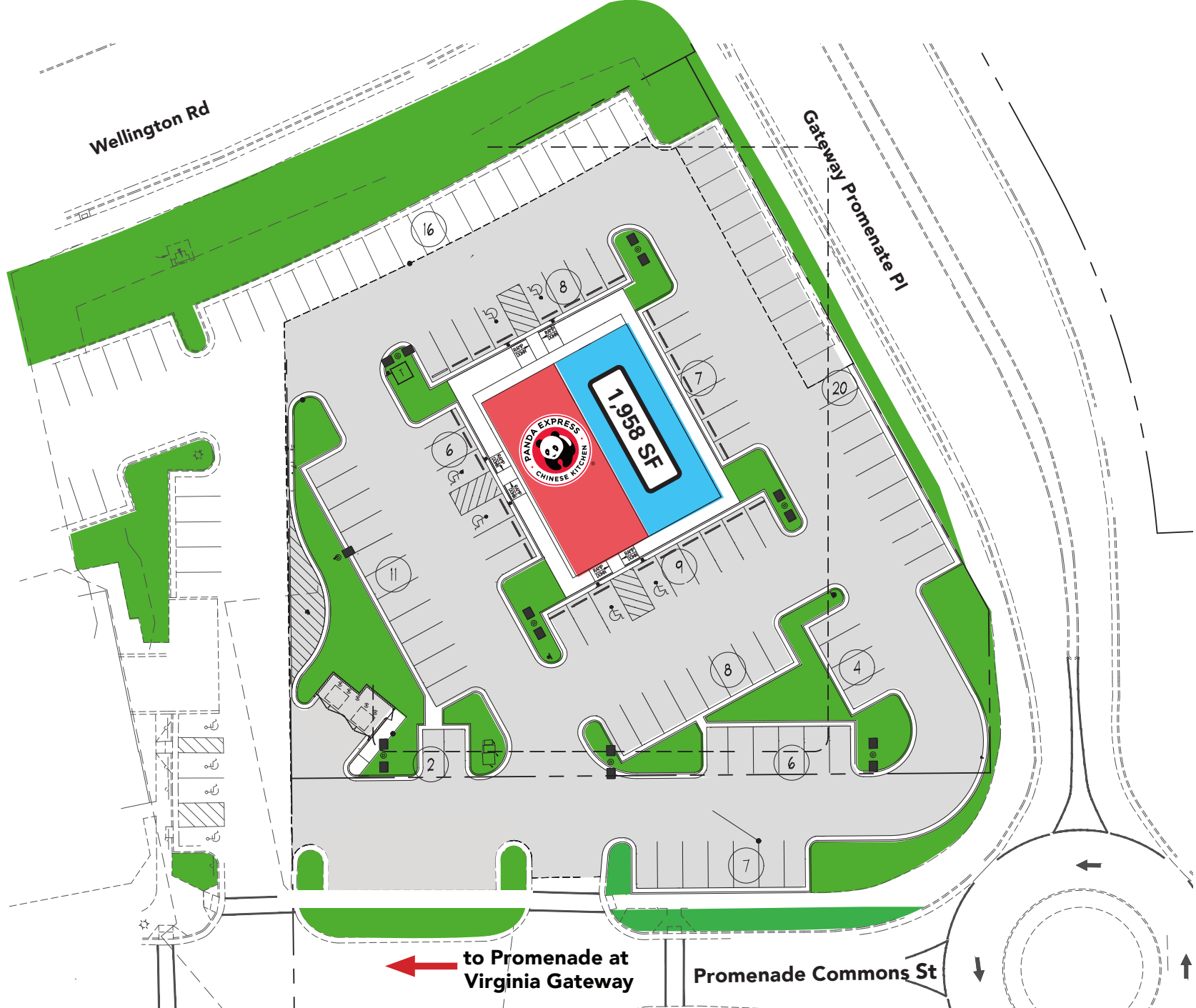
Overview

Two-tenant building situated within Promenade at Virginia Gateway, the premier shopping destination in Gainesville, VA. Panda Express occupies roughly half of the 4,000 square foot building. Neighboring retail includes Target, Regal Cinemas, HomeGoods, BJ's, Lowe's and Best Buy.

Quick Facts

Availability	Immediate
Size	1,958 square feet (29'-5" x 70')
Rental Rate	Negotiable
Net Charges (Estimated)	CAM: \$14.21 psf INS: \$0.41 psf TAX: \$6.08 psf

2022 Demographics	1 mile	3 miles	5 miles
 POPULATION	6,025	52,550	111,705
 HOUSEHOLDS	2,012	16,977	36,825
 AVG. HH INCOME	\$144,158	\$154,821	\$150,766
 DAYTIME POPULATION	2,767	47,641	108,330
 TRAFFIC COUNTS	43,000 AADT (Linton Hall Rd)		

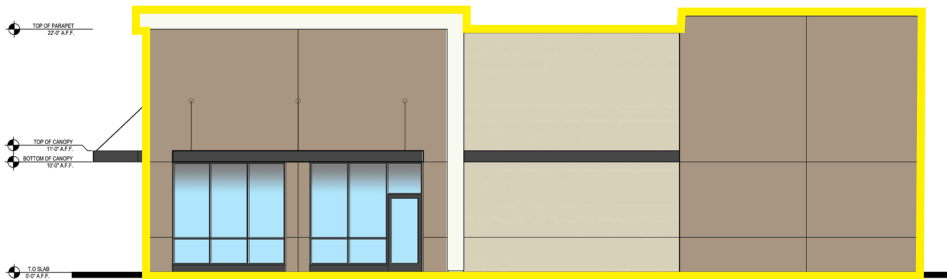




RIGHT ELEVATION
R15



FRONT ELEVATION
R15

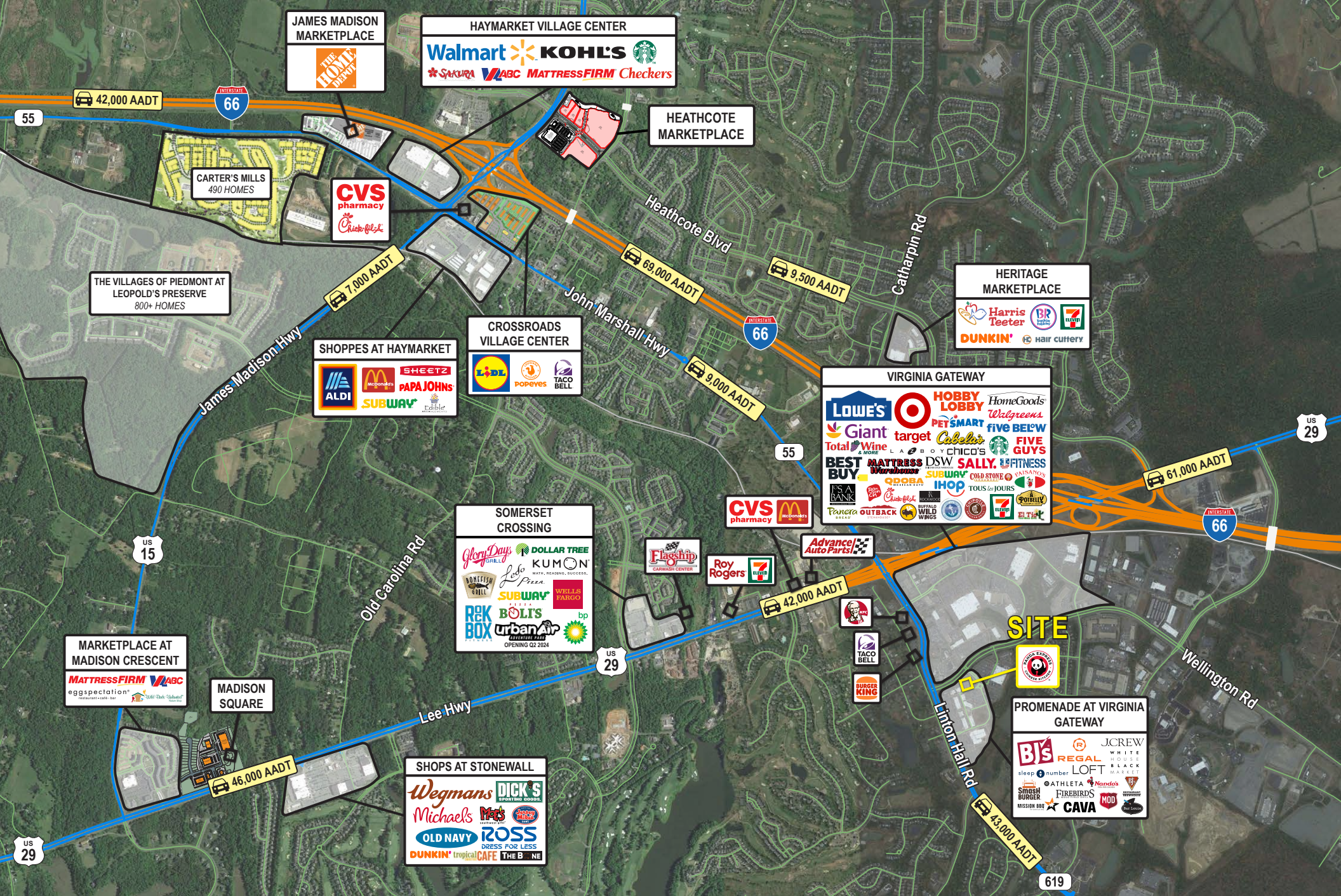


LEFT ELEVATION
R15



REAR ELEVATION
R15





Interested? Contact:

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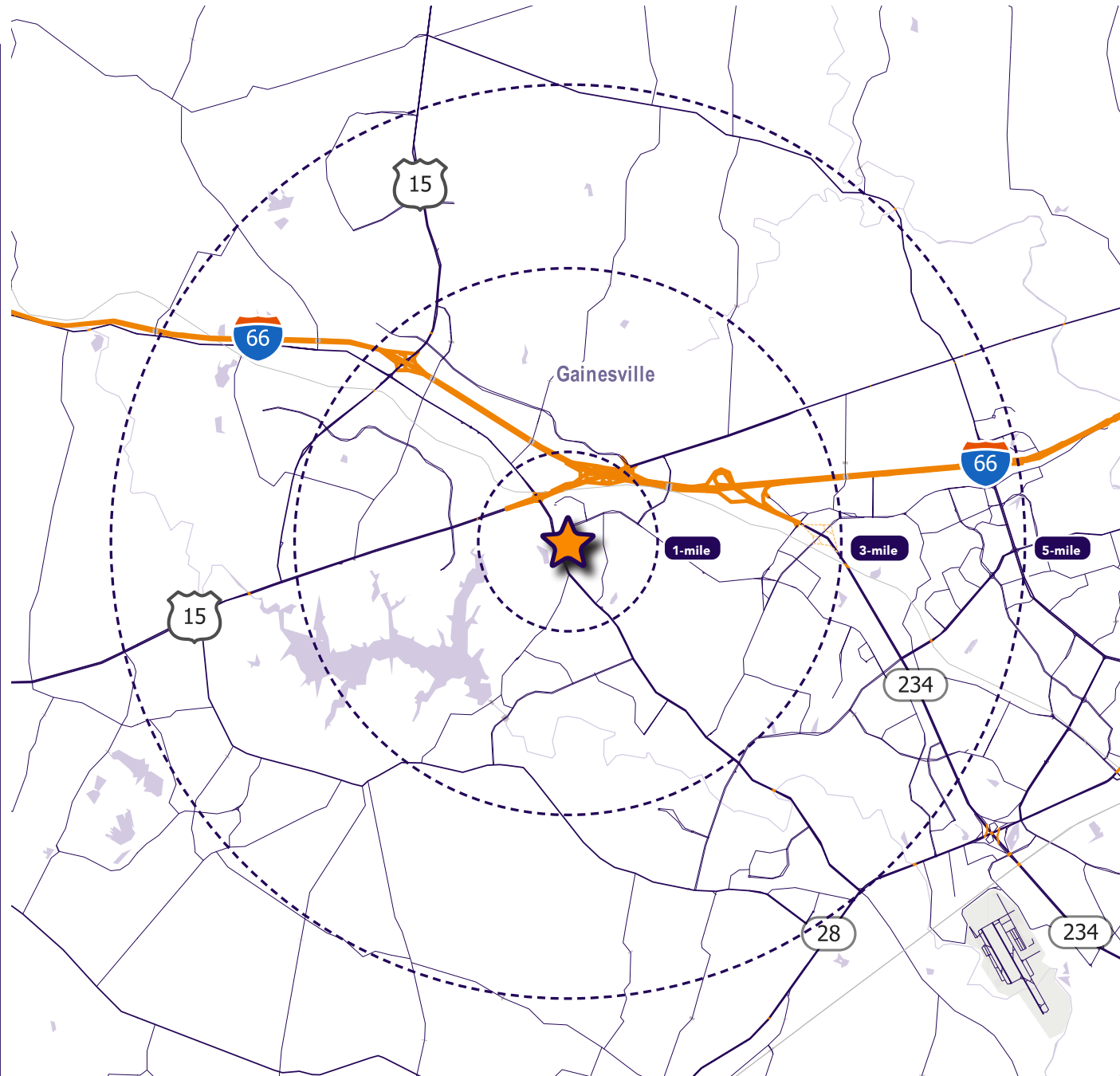
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