

**FOR LEASE** Available Immediately

**3,200 SF  
AVAILABLE**



# Somerset Crossing

7523 Somerset Crossing Drive, Gainesville, VA 20155

## Overview

- 2nd generation fitness space available immediately
- Urban Air Adventure Park now open

## Quick Facts

**Availability** Immediate  
**Size** 3,200 square feet  
**Rental Rate** TBD  
**Net Charges** \$5.50 psf  
**Co-Tenants**



2024 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>8,562</b>	<b>53,604</b>	<b>94,402</b>
HOUSEHOLDS	<b>2,834</b>	<b>17,353</b>	<b>30,123</b>
AVG. HH INCOME	<b>\$146,836</b>	<b>\$176,169</b>	<b>\$187,642</b>
DAYTIME POPULATION	<b>8,452</b>	<b>47,003</b>	<b>84,989</b>
TRAFFIC COUNT	<b>44,000 AADT</b> (Lee Hwy)	<b>7,000 AADT</b> (Somerset Crossing Dr)	

Somerset Crossing Drive



SPACE	TENANT	SIZE (SF)
1	Urban Air - Opening Winter 2025	67,500
2-3	Tobaco & Vape	2,400
4	Bella Nail Boutique	1,200
5	Premier Clientele Barbershop	1,200
6-8	Dynamic Kick Martial Arts	4,800
9	China Inn	1,600

SPACE	TENANT	SIZE (SF)
10	Star Dog Salon	1,600
11-12	Sazón Latina	3,200
13	Cold Stone Creamery	1,600
14	Ledo Pizza	2,000
15	Postal Plus	1,200
16	Kumon	1,440

SPACE	TENANT	SIZE (SF)
17	Musashi Japanese Steak	4,160
18	<b>AVAILABLE</b>	<b>3,200</b>
19	Pediatric Dental Group	2,126
20	Goodwill	20,000
21	Urban Air	48,000
22	Glory Days Grill	5,660





