

FOR LEASE Available Immediately



Somerset Crossing

7523 Somerset Crossing Drive, Gainesville, VA 20155

Overview

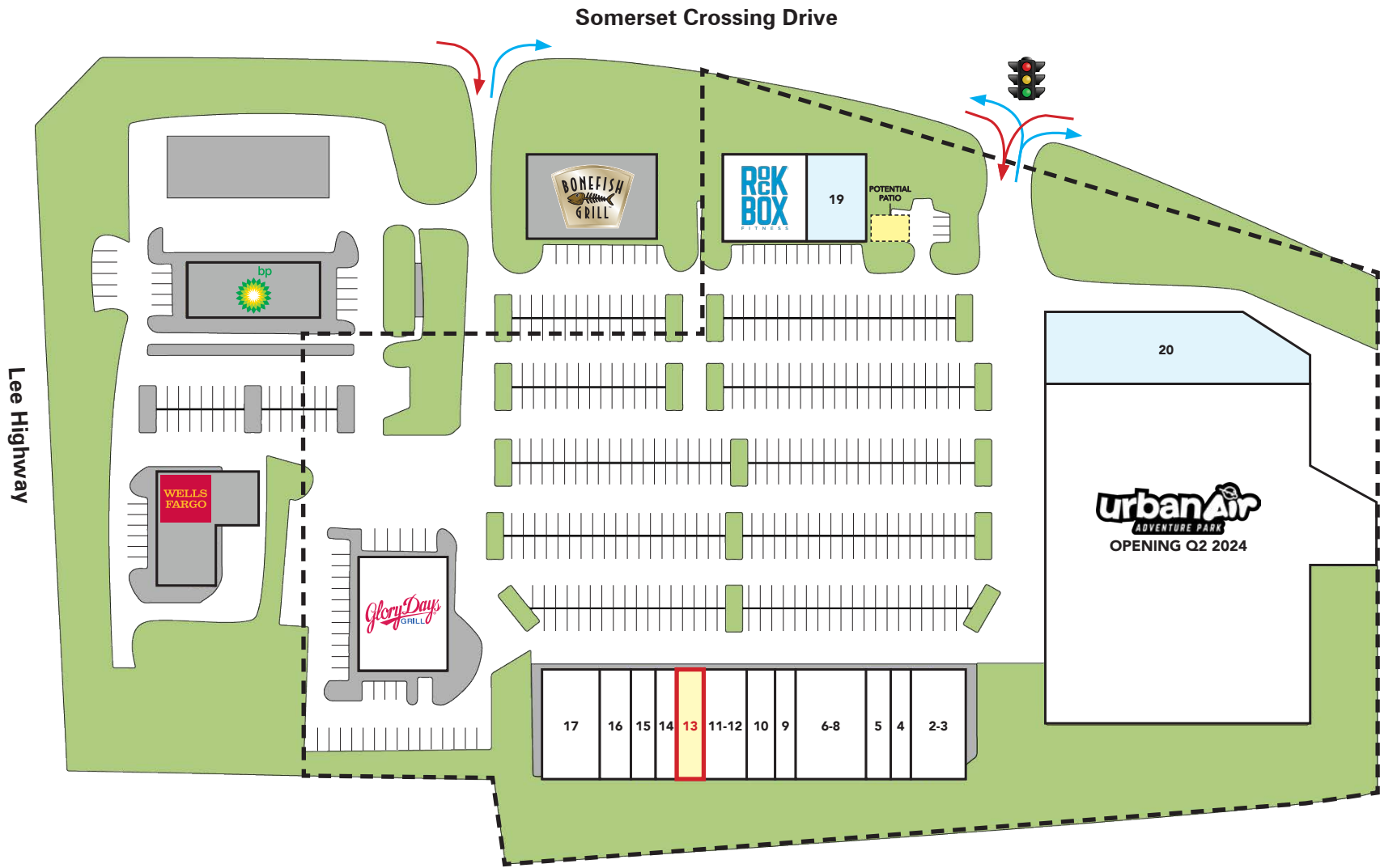
- Urban Air Adventure Park opening Q2 2024
- Small shop in-line space available immediately

Quick Facts

Availability: Immediate
 Size: 1,600 square feet
 Rental Rate: TBD
 Net Charges: TBD
 Co-Tenants:



2023 Demographics	1 mile	3 miles	5 miles
POPULATION	8,245	52,987	94,835
HOUSEHOLDS	2,728	17,153	30,227
AVG. HH INCOME	\$146,417	\$168,146	\$179,066
DAYTIME POPULATION	6,099	37,837	86,333
TRAFFIC COUNT	44,000 AADT (Lee Hwy)	7,000 AADT (Somerset Crossing Dr)	



SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)
1	Urban Air - Opening Summer 2023	67,500	10	Star Dog Salon	1,600	17	Musashi Japanese Steak	4,160	23	Wells Fargo	outparcel
2-3	Tobaco & Vape	2,400	11-12	Sazón Latina	3,200	18	Rock Box Fitness	3,200	24	Glory Days Grill	5,660
4	Bella Nail Boutique	1,200	13	AVAILABLE	1,600	19	AT LEASE	2,126			
5	Premier Clientele Barbershop	1,200	14	Ledo Pizza	2,000	20	AT LEASE	10,000			
6-8	Dynamic Kick Martial Arts	4,800	15	Postal Plus	1,200	21	Bonefish Grill	outparcel			
9	China Inn	1,600	16	Kumon	1,440	22	BP Gas	outparcel			



