

FOR LEASE Available Immediately



Somerset Crossing

7523 Somerset Crossing Drive, Gainesville, VA 20155

Overview

- Last Remaining Space: Endcap with potential for outdoor patio
- Urban Air opening Q2 2024

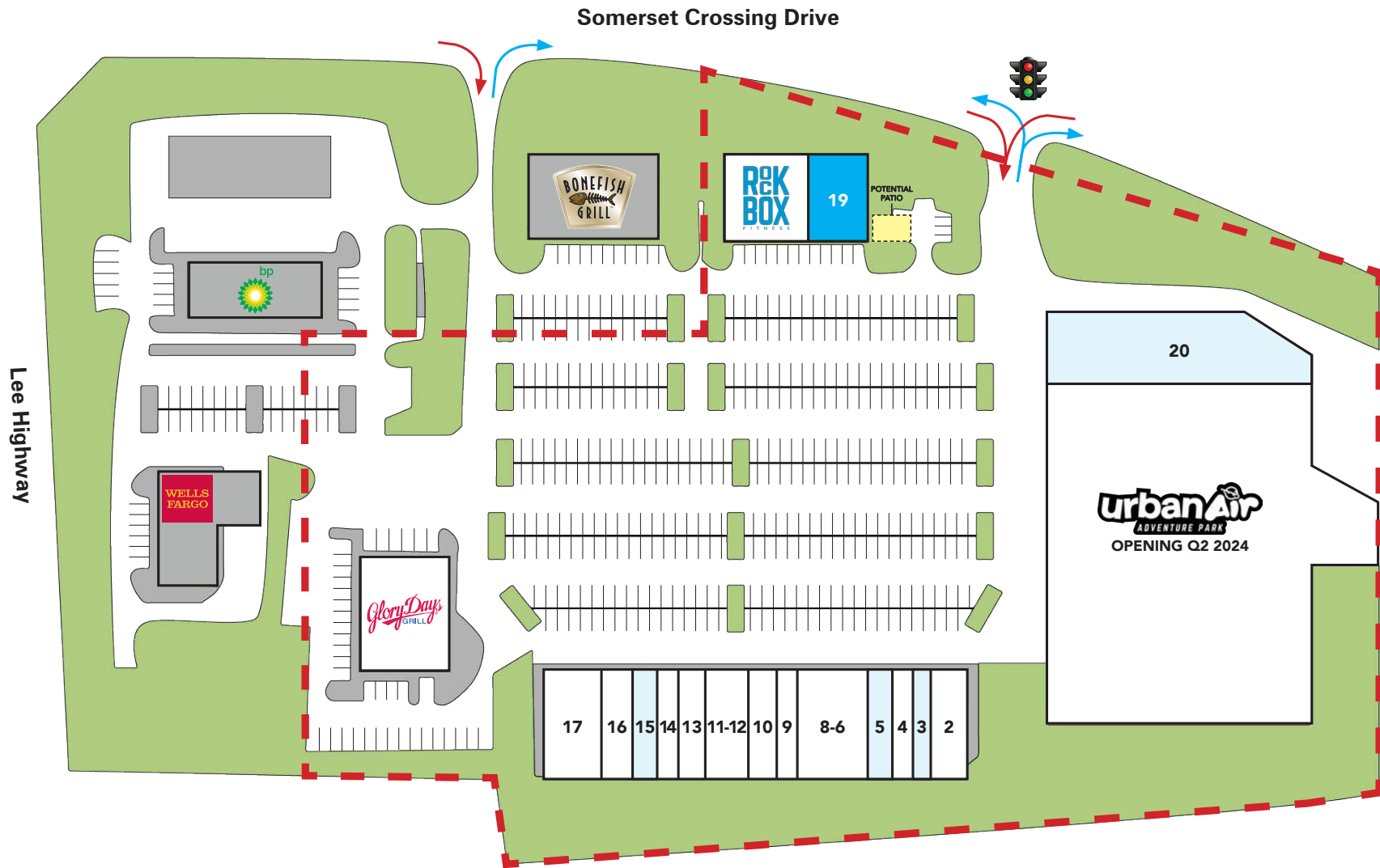
Quick Facts

Availability	Immediate
Size	2,126 square feet
Rental Rate	\$40.00 per square foot
Net Charges	\$5.00 per square foot, NNN
Co-Tenants	



2022 Demographics

	1 mile	3 miles	5 miles
POPULATION	7,535	50,811	91,072
HOUSEHOLDS	2,537	16,757	29,444
AVG. HH INCOME	\$139,110	\$153,362	\$164,938
DAYTIME POPULATION	3,285	15,215	26,078
TRAFFIC COUNT	49,000 AADT (Lee Highway)		



SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)
1	Urban Air - Opening Summer 2023	67,500	9	China Inn	1,600	16	Kumon	1,440	22	BP Gas	outparcel
2	Premier Clientele Barber Shop	1,200	10	Star Dog Salon	1,600	17	Musashi Japanese Steak	4,160	23	Wells Fargo	outparcel
3	LEASED	1,200	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	Code Ninjas	1,600	19	AVAILABLE	2,126			
5	LEASED	1,200	14	Ledo Pizza	2,000	20	AT LOI	10,000			
6-8	Dynamic Kick Martial Arts	4,800	15	LEASED	1,200	21	Bonefish Grill	outparcel			





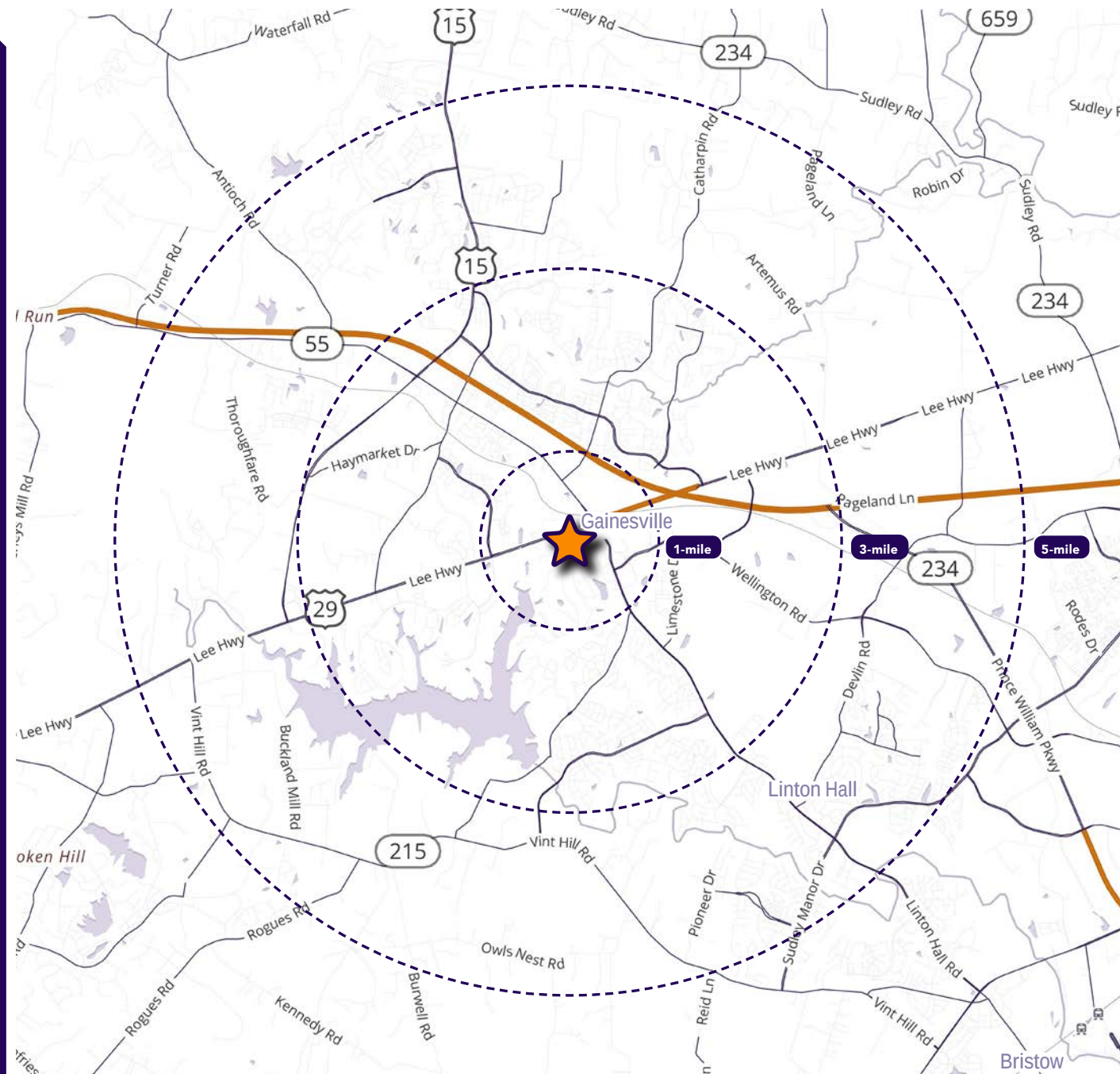
Interested? Contact:

Andrew Lynch

✉ alynch@segallgroup.com

☎ 202.466.2713

📱 508.505.7792



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

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