



JOIN



OPENING Q4 2026

**SHEETZ**

NOW OPEN

**TOWNEPLACE SUITES**

MARRIOTT

112 Rooms  
OPENING Q2 2026

## NEARBY RETAILERS



TOWNEPLACE SUITES  
MARRIOTT



## RETAIL FOR LEASE

- Located just off I-66 at Exit 43.
- Next to 2,079 Car VDOT Park & Ride Lot opened mid-2019 (will have 2,500 spaces by 2040).
- Projected traffic counts on Hwy 29 are 50,000.
- Zoned PBD (Planned Business District).
- Pads available for immediate delivery.

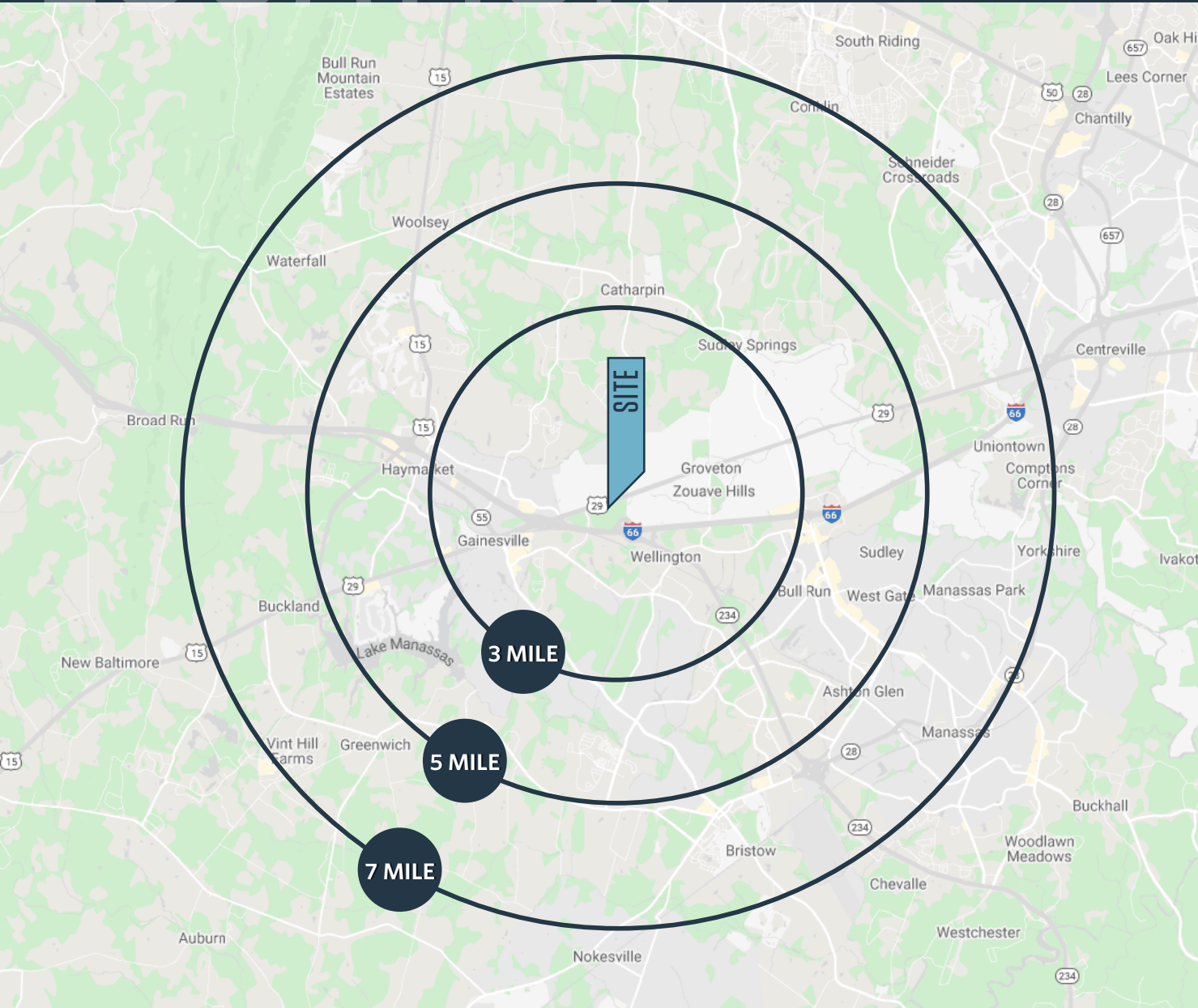
CRAIG CHENEY

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# LOCATION

# GAINESVILLE CROSSING

SW CORNER OF RT.29 & UNIVERSITY BLVD., GAINESVILLE, VA 20155, PRINCE WILLIAM COUNTY



## DEMOGRAPHICS | 2024:

3-MILE	5-MILE	7-MILE
Population		
46,193	130,450	198,145
Daytime Population		
27,336	64,758	94,481
Households		
14,842	41,974	61,908
Average HH Income		
\$185,163	\$174,635	\$178,132

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

I-66	146,477 ADT
Hwy 29	36,000 ADT

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# SITE PLAN

# GAINESVILLE CROSSING

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PAD	SIZE	USE
Pad A	2.4 Acres	Sheetz - Now Open
Pad B	2,500 SF	Starbucks - Opening Q4 2026
Pad C	TBD	Fast Food
Pad D	TBD	TBD
Pad E	0.8 Acres	TBD
Pad F	TBD	TBD
Pad G	Fast Food	TBD
Pad H	2.0 Acres	Townplace Suites - Opening Q2 2026
Pad I	1.8 Acres	TBD

**Park & Ride Lot (OPEN)**  
2,079 commuter spaces available by now.  
2,500 spaces by 2040.

**2,079 Car Park & Ride Facility by VDOT**

  
**OPENING Q4 2026**

**BREAKING GROUND Q2 2024**  
**OPENING Q2 2026**

  
**Express Lanes Direct Access at University Boulevard**  
Two ramps provide direct access to the (2) eastbound Express Lanes and from the (2) westbound Express Lanes at University Boulevard from I-495 Express Lanes.

 **36,000**  
[2022 ADT]

 **146,477**  
[2022 ADT]



# AERIAL

# GAINESVILLE CROSSING

SW CORNER OF RT.29 & UNIVERSITY BLVD., GAINESVILLE, VA 20155, PRINCE WILLIAM COUNTY



**66 ExpressLanes** **DIRECT ACCES AT UNIVERSITY BOULEVARD (NOW OPEN)**

**WEST BOUND EXIT RAMP**

**EAST BOUND ENTRANCE RAMP**

Two ramps provide direct access to the eastbound Express Lane and from the westbound Express Lane at University Boulevard from I-495.



# GAINESVILLE CROSSING

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## FOR MORE INFORMATION, PLEASE CONTACT:

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