

ANCHOR TENANT SPACE FOR LEASE

Crescent Park Drive • Gainesville, VA 20155
Prince William County

**FOR
LEASE**

**52,160 SF
Anchor Space**



HIGHLIGHTS:

- 52,160 square foot anchor space in a well-established trade area
- Conveniently located at Lee Highway (US 29) and James Madison Highway (Route 15) in Gainesville, Prince William County, Virginia
- Over 50,000 AADT
- Prince William is the fourth fastest growing County in Virginia
- Surrounding area has robust home growth, with 600+ new housing units planned within 1.5 miles of the space
- Great Storefront and Anchor tenant monument signage available
- Abundant parking
- Attractive, upgraded architecture
- Space can potentially be split

2025 TRAFFIC COUNTS

Rt. 29: 54,278 AADT
(from Fauquier County line to site)
Rt. 29: 48,852 AADT
(from site to Rt. 55)
Rt. 15: 15,632 AADT
(from Rt. 29 to Rt. 55)



DEMOGRAPHICS

	3-mile	5-mile	10-miles
Population	29,217	79,814	208,914
Households	9,272	26,307	69,167
Median HH Income	\$167,009	\$169,809	\$151,376
Daytime Population	14,668	42,321	134,102

Interested in more information? Please Contact:

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Route 15 (James Madison Hwy.)



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MARKET AERIAL



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