

RAPPAPORT

HERITAGE HUNT
Gainesville, Virginia

1,629 - 3,657 SF of Retail Space Available



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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2013 DEMOS



POPULATION
42,252

AVG HH INCOME
\$139,996



TRAFFIC COUNTS
60,000 VPD
(ROUTE 29)



DAYTIME POPULATION
14,910



AREA RETAILERS
**Subway, Jimbo's Bar & Grill,
C2 Education, Rock Martial
Arts, Cardinal Bank, Salon
Xhilaration, Dental Arts**

HERITAGE HUNT FACTS AT-A-GLANCE

- Highly visible neighborhood center in the developing Gainesville market
- Highly accessible center just off of I-66 and Route 29.
- Adjacent to a fully-leased office park and high traffic Sport & Health fitness center
- Tenant mix that boasts national and local retailers
- Ample parking & Outdoor seating opportunity available
- Second generation restaurant spaces available

DEMOGRAPHICS (2014)	3 MILE	5 MILES	10 MILES
POPULATION	42,252	92,867	330,447
AVG HH INCOME	\$139,896	\$132,629	\$126,260
EMPLOYEES	14,910	34,118	126,566

SITE FACTS

SPACE: 1,629 SF - 3,330 SF

TRAFFIC COUNTS: 60,000 VPD ON ROUTE 29

CONTACT:

Chris Pamboukian
cpamboukian@rappaportco.com
(T) 571.437.4524

1,629 - 3,300 SF of Retail Space Available



7901	Jimbo's Bar & Grille (3,108 SF)	7941	Subway (1,200 SF)
7905	Cardinal Bank (1,680 SF)	7947-A	Dental Arts (2,120 SF)
7909	Nails Club & Spa (1,680 SF)	7947	AVAILABLE (3,300 SF)
7913	Heritage Village Dry Cleaners (1,643 SF)	7963	Gainesville Pharmacy (1,569 SF)
7917	Salon Xhilaration (1,904 SF)	7965	AVAILABLE (1,874 SF)
7921	Asian Cafe (3,657 SF)	7967	C2 Education (1,618 SF)
7929	2ND GEN. RESTAURANT (1,629 SF)		
7937	Rock Martial Arts (3,496 SF)		