

COMMERCIAL CONDOMINIUMS FOR SALE AND FOR LEASE

VILLAGE SQUARE @ GREENHILL CROSSING
14535 JOHN MARSHALL HIGHWAY, UNITS 201 & 202
GAINESVILLE, VIRGINIA 20155
www.baileys4u.com/commercial/greenhill

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or to see the property,
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www.baileys4u.com



TWO PRIME UNITS FOR SALE & FOR LEASE; BUY OR LEASE ONE OR BOTH! Lease-to-Own Option Available

Two 1,500 square foot units available fully built-out
with custom and upgraded finishes

B-1 Zoning (General Business) in Prince William
County allows for a wide variety of businesses
including medical, business or vocational schools, and
many offices uses

Excellent location on Route 55
Traffic Count 7,900 cars per day

THE
Bailey Team
REAL ESTATE

OVERVIEW

VILLAGE SQUARE AT GREENHILL CROSSING

PROFILE

Village Square at Greenhill Crossing is comprised of 26 office condominium units with generous window lines in a park-like setting. The site is part of the Greenhill Crossing community, consisting of approximately 350 residential units and 11.8 acres of commercial area. Professional businesses in Village Square at Greenhill Crossing include physicians, physical therapy and chiropractic care, dentists, attorneys, insurance agents and general office users.

Building construction is stone and siding. All units have direct access from street level parking. There are 3 buildings with a total of 40,000 square feet of office space. Building 1A consists of 8 units, Building 1B of 10 units, and Building 1C of 8 units.

LOCATION

Exceptionally well located on John Marshall Highway (Route 55) in Gainesville, close to the historic Town of Haymarket in Prince William County, one of the fastest growing counties in the United States. Easy access to and from Routes 15 (1 mile) and 29 (1.2 miles). The site is about 30 miles from downtown Washington DC and about 10 miles from Dulles Airport.

DESCRIPTION

A total of 3,000 square feet are available for sale and for lease. Each unit is self-contained with HVAC system, hot water heater and bathroom, plus kitchenette. Units are fully built-out with many custom finishes and upgrades throughout. Building signage is available. Owner will demise and finish space if units purchased separately.

OFFERING

Units are offered ***For Sale*** as follows:

Units 201 & 202: 3,000 SF @ \$779,000 Units 201 & 202

Also offered individually:

1,500SF @ \$389,900 Unit 202 (interior unit)—Suite 25, Building 1C
ADA access ramp, large executive office, 2 large interior offices
(designed to be demised into 3 offices) and large open area

1,500 SF @ \$399,900 Unit 201 (end unit)—Suite 26, Building 1C
Corner office offering nice window line and fabulous pond view
Open area with built-in reception desk, large conference room with
built-in cabinets, large private office (designed to be demised into 2)

Units are also offer ***For Lease*** @ \$19.00 SF NNN, individually or both
3,000 SF @ \$4,750.00/month, or 1,500 SF @ \$2,375.00
NNN = \$4.65/SF (condo fee and property taxes)

Herman Miller systems furniture available at small additional cost with
sale or lease.

ZONING

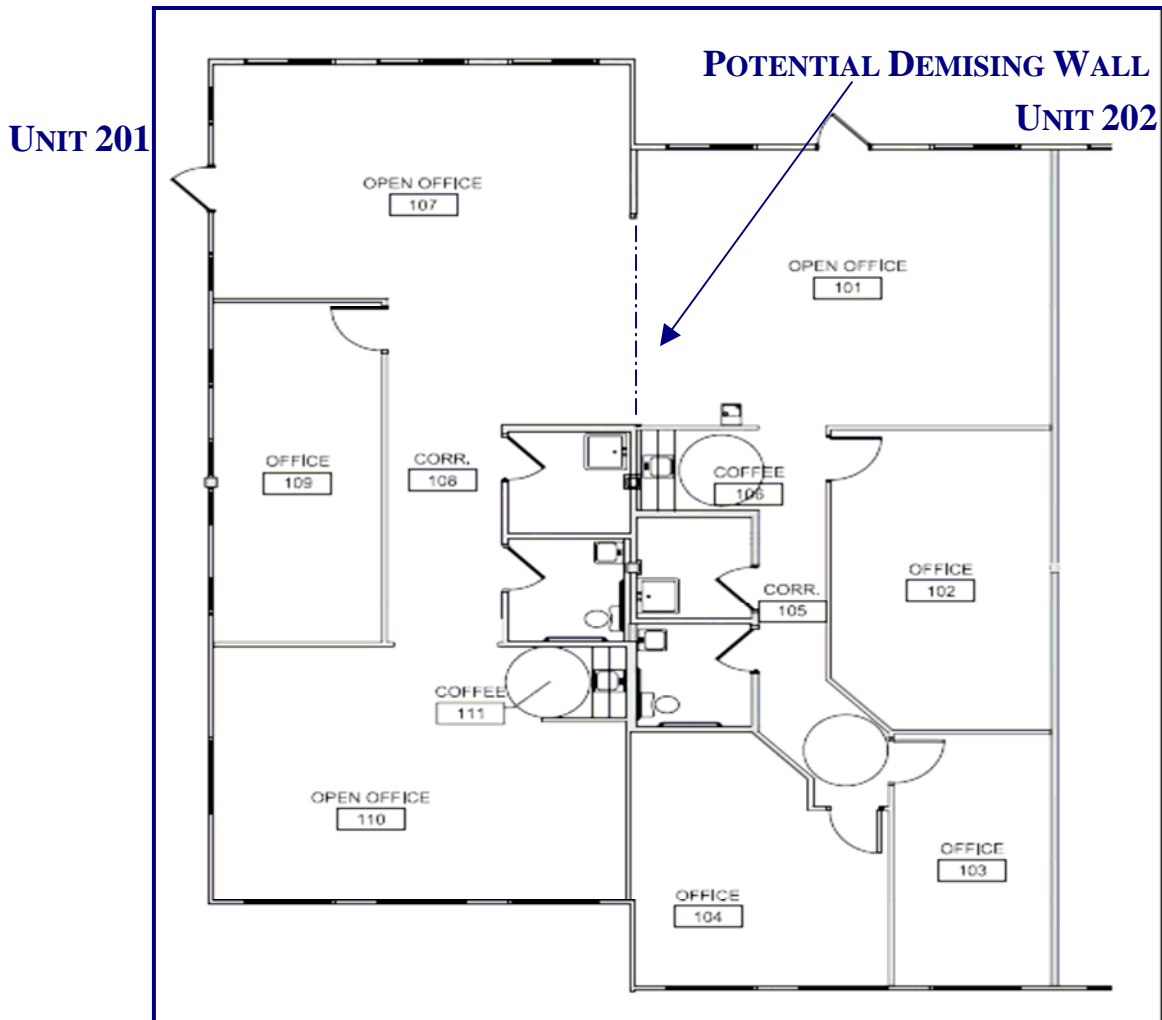
Zoning is B-1 (general business) in Prince William County; permitted uses include, among others, medical; medical or dental lab; business school, tutoring center or other trade, technical or vocational school; artist's or photographer's studio; cultural arts center; computer and data services; financial institution; household equipment and appliance service; interior design and decorating services; locksmith; office equipment sales; lease and service; optical and eye care facility; package, telecommunications and courier service; travel agency and general office usage such as insurance, accountant, real estate, etc.

PARKING

There is ample parking, with a total of 4.6 parking spaces per 1000 SF of unit purchased. Parking is free and unassigned.

EXPENSES

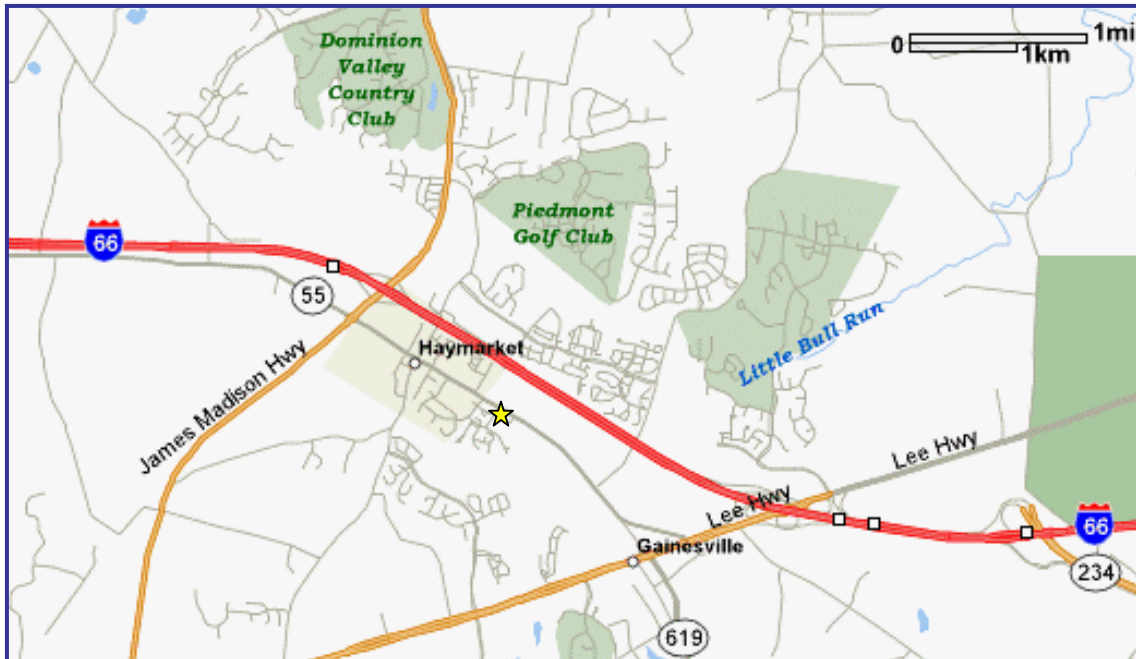
2008 property taxes: \$3,580 per unit, or \$298.33/month
Condominium fee: \$3,390 per unit, or \$282.50/month
Utilities average \$145/month per unit
Water sub-meter: approximately \$30/year per unit



VILLAGE SQUARE AT GREENHILL CROSSING DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2013 Projection	10,406	29,051	66,323
2008 Estimate	7,493	21,065	48,411
2000 Census	2,381	7,070	17,121
Growth 2008-2013	38.86%	37.91%	37.00%
Growth 2000-2008	214.70%	197.95%	182.76%
2008 Population By Hispanic Origin:	586	1,851	4,210
2008 Population by Race:			
White	6,380	18,186	41,199
Black or African American	410	959	2,329
American Indian and Alaska Native	12	54	143
Asian	310	849	2,336
Native Hawaiian and Pacific Islanders	2	6	41
Other Race	215	547	1,233
Two or More Races	165	462	1,132
2008 Households:			
2013 Projection	4,016	10,933	23,687
2008 Estimate	2,846	7,842	17,104
2000 Census	897	2,581	5,908
Growth 2008-2013	41.11%	39.42%	38.49%
Growth 2000-2008	217.28%	203.80%	189.51%
Owner Occupied	2,472	7,035	15,661
Renter Occupied	375	807	1,443
2008 Avg Household Income	\$99,822	\$124,289	\$123,264
2008 Med Household Income	\$86,831	\$104,576	\$105,690
2008 Per Capita Income	\$37,920	\$46,307	\$43,620
2008 Households by Household Inc:			
Income Less than \$15,000	61	134	316
Income \$15,000 - \$24,999	80	177	302
Income \$25,000 - \$34,999	125	271	453
Income \$35,000 - \$49,999	283	618	1,088
Income \$50,000 - \$74,999	591	1,195	2,562
Income \$75,000 - \$99,999	598	1,340	3,275
Income \$100,000 - \$149,999	652	2,027	4,886
Income \$150,000 - \$249,999	412	1,634	3,373
Income \$250,000 - \$499,999	39	372	696
Income \$500,000 or more	5	73	153

VILLAGE SQUARE AT GREENHILL CROSSING LOCATION



Located in Prince William County on John Marshall Highway (Route 55) in Gainesville with easy access to and from Route 66 and Route 15, the office site is a part of Green Hill Crossing, a commercial and residential community comprised of approximately 350 residential units and 11.8 acres of commercial area

DIRECTIONS

- Take Interstate 66 West
- Take Exit #43A (Route 29 South towards Gainesville/Warrenton)
- Bear right onto Route 55
- Continue on Rte 55 approx 1.2 miles
- Village Square at Greenhill Square is on the left right before the US Post Office
- Alternatively, take Rte 15 to Rte 55 Village Square at Greenhill Square is approx 1 mile on the right