

# **FOR SALE**

## **RETAIL CONDOS**

**PIEDMONT COMMERCIAL CENTER**  
**PIEDMONT CENTER PLAZA OFF ROUTE 55**  
**GAINESVILLE, VIRGINIA**  
**[www.baileys4u.com/commercial/piedmont](http://www.baileys4u.com/commercial/piedmont)**

For more information,  
or to see the property,  
please contact:

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Piedmont Commercial Center is a mixed-use commercial development consisting of four (4) buildings totaling approximately 55,000 square feet situated on a nine acre campus close to the historic Town of Haymarket in Prince William County, one of the fastest growing counties in the United States.

Piedmont Commercial Center offers exceptional *ownership* opportunities for small businesses, investors, and retail and restaurant users in an outstanding location.

Building A with 4000 SF on 2 acres and exposure to Washington Street is designated for bank use. Building B with approximately 18,100 SF is designated for retail use and Building C with approximately 13,344 SF is designated for retail, restaurant and medical/dental office use. Building D is a 350 student preschool with adjacent after school care center.

Close to Sold Out with just one 2118 SF remaining unit!



**PROJECT OVERVIEW**  
**PIEDMONT COMMERCIAL CENTER**  
**ROUTE 55, GAINESVILLE, VIRGINIA**

- PROFILE** Piedmont Commercial Center is a mixed-use commercial development on a 9-acre campus setting which includes retail, restaurant, medical use and office space, as well as a bank and a preschool.
- OVERVIEW** The project consists of 4 buildings: a 2-acre pad site suitable for a 4000 SF building; a building designated for a 350 student preschool, and two buildings approximately 18,100 and 13,344 SF respectively. Building B's major tenant in 10,000 SF is US Tiger, a martial arts school. Building C consists of 9 retail condominium suites, 8 of which have been sold to a hair salon, nail salon, physical therapists, Italian sub and pizza restaurant, Ethiopian restaurant, flooring store and Chinese restaurant. Allowable usages are retail, restaurant and medical/dental office.
- LOCATION** Exceptionally well located off Washington Street (Route 55) in Gainesville across the street from the new home of the Haymarket Post Office in Greenhill Crossing, which opened December 2006. There is plenty of road visibility and easy access to and from Routes 15 (1 mile) and 29 (1.2 miles). Piedmont Commercial Center is also just a few miles drive from I66. The planned communities of Dominion Valley, Dominion Valley Country Club, Parks of Piedmont, Westmarket, Carolina Chase, and many more luxury home communities are located within a 5 mile radius of Piedmont Commercial Center.
- PARKING** Parking is in compliance with Prince William County's guidelines. Building B and Building C each have three rows of parking per building.
- SIGNAGE** Signage on the building shall be in conformity with Prince William County requirements and Piedmont Commercial Center standards. There is also a monument sign at the entrance to the center.
- PRICING** Retail and restaurant spaces are available FOR SALE in Building C.  
ONE REMAINING UNIT WITH FABULOUS PRICE INCENTIVES:
- 2118 SF @ \$599,000 with \$65,000 build-out credit from Cold Dark Shell

**ZONING**

The property is zoned B-1 in Prince William County with permitted uses including, among others, medical; medical or dental lab; 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. Restaurant and retail usage also permitted.

**CONSTRUCTION**

Condo units will be delivered as 'warm lit shell' with concrete floor ready for tile or carpet, one finished ADA compliant bathroom complete with VCT tile floor, glass door front, 200 Amp electrical service and receptacles per code, and HVAC. Condo units will be individually metered for utilities and water. Alternatively, units can be delivered as 'cold dark shell' with metal stud demising walls, no floor, 200 amp electrical service only, gas service available (no meter), sprinkler trunk line, no down turns, no lighting or plumbing fixtures, and water & sewer stub ups.

**BUILD-OUT**

Piedmont Commercial Center can provide construction services to fully build out your suite. Mid-Atlantic Construction Group, the project builder, can meet and manage all aspects of design and construction to deliver the buyer a turnkey office suite following buyer's settlement on the property. A separate fee will be charged for this service.

**CONDOMINIUM FEES**

Units are subject to Piedmont Commercial Center condominium fees, and are estimated to be \$2.80 per SF per year. Fees will be collected on a monthly basis. These fees will cover the following expenses and create reserves for anticipated expenses: trash disposal, common water, internal water for office suites, insurance, snow removal, audit/legal, management, landscaping and grounds maintenance, miscellaneous expenses.

All contracts shall be contingent upon purchaser's ten (10) day review and approval of the Public Offering Statement to include all declaration documentation and by-laws, and such fees when posted.

**CONTRACT  
INFORMATION**

5% earnest money deposit

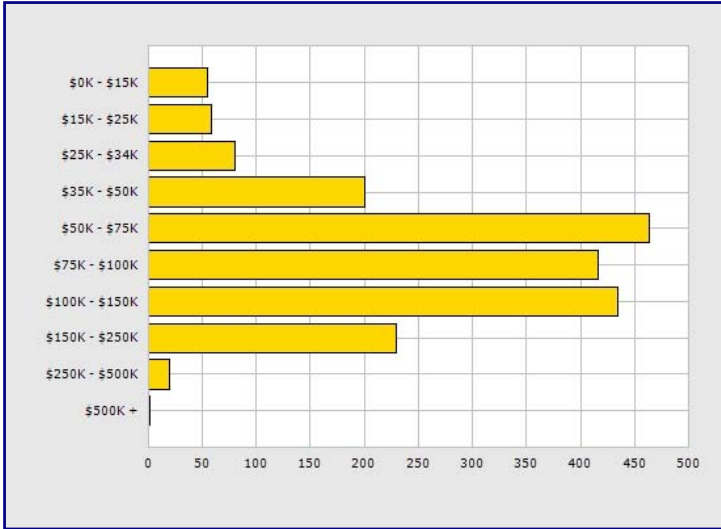
**FINANCING**

Call for a list of lenders who can offer competitive loan programs for this project and supply financing information. Lenders are provided for informational purposes only for potential purchasers, and are no guarantee of financing. Purchasers should perform their own due diligence regarding financing options.

**PROJECT DEMOGRAPHICS**  
**PIEDMONT COMMERCIAL CENTER**

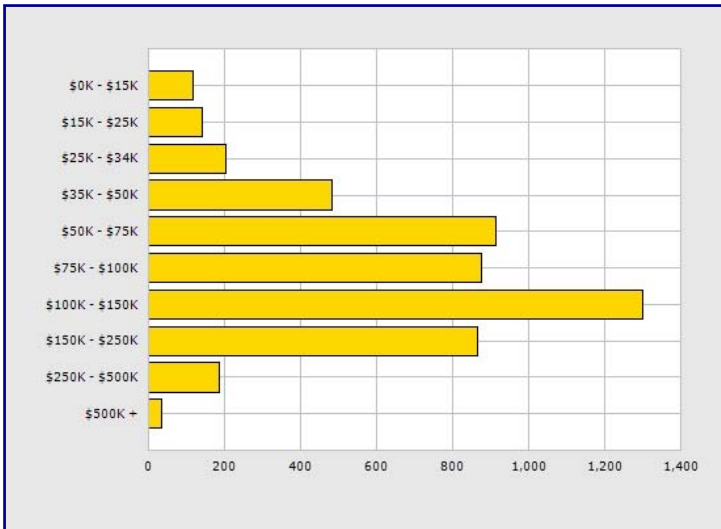
<b>Population:</b>	<b>1 mile radius</b>	<b>3 mile radius</b>	<b>5 mile radius</b>
2010 Projection	8,078	20,679	45,753
2005 Estimate	5,198	13,717	31,832
2000 Census	2,203	6,502	17,466
Growth 2005-2010	55.41%	50.75%	43.73%
Growth 2000-2005	135.95%	110.97%	82.25%
<b>2005 Population by Race:</b>			
White	4,582	12,171	28,299
Black or African American	280	663	1,406
American Indian and Alaska Native	7	37	92
Asian	136	327	863
Native Hawaiian and Pacific Islanders	1	5	25
Other Race	92	241	510
Two or More Races	98	272	639
<b>2005 Households:</b>			
2010 Projection	3,096	7,791	16,327
2005 Estimate	1,959	5,127	11,241
2000 Census	821	2,402	6,046
Growth 2005-2010	58.04%	51.96%	45.25%
Growth 2000-2005	138.61%	113.45%	85.92%
Owner Occupied	1,664	4,537	10,280
Renter Occupied	295	590	961
<b>2005 Avg Household Income</b>	<b>\$93,482</b>	<b>\$113,146</b>	<b>\$114,392</b>
<b>2005 Med Household Income</b>	<b>\$82,272</b>	<b>\$95,034</b>	<b>\$96,949</b>
<b>2005 Per Capita Income</b>	<b>\$35,235</b>	<b>\$42,350</b>	<b>\$40,473</b>
<b>2005 Households by Household Inc:</b>			
Income Less than \$15,000	55	117	223
Income \$15,000 - \$24,999	59	144	230
Income \$25,000 - \$34,999	81	206	344
Income \$35,000 - \$49,999	200	482	921
Income \$50,000 - \$74,999	464	912	1,977
Income \$75,000 - \$99,999	416	876	2,192
Income \$100,000 - \$149,999	434	1,301	3,124
Income \$150,000 - \$249,999	230	866	1,764
Income \$250,000 - \$499,999	20	186	374
Income \$500,000 or more	1	36	90

**PROJECT DEMOGRAPHICS**  
**PIEDMONT COMMERCIAL CENTER**  
**MEDIAN HOUSEHOLD INCOME \$95,034**



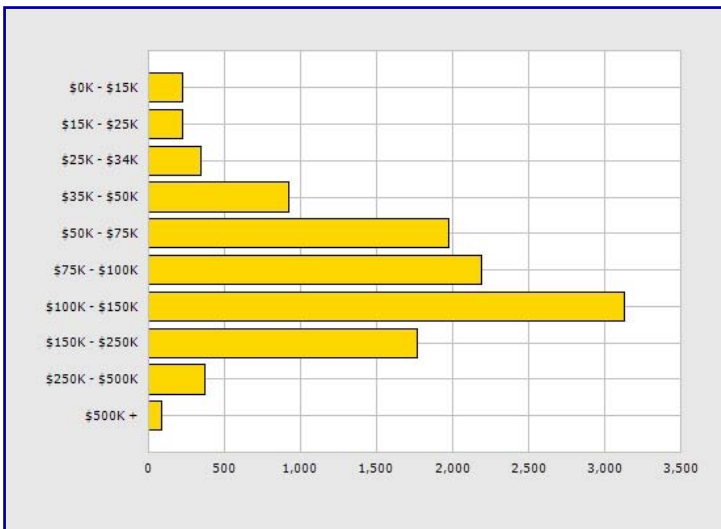
**HOUSEHOLDS BY  
INCOME ~ 1 MILE**

**MEDIAN  
HOUSEHOLD  
INCOME  
\$82,272**



**HOUSEHOLDS BY  
INCOME ~ 3 MILES**

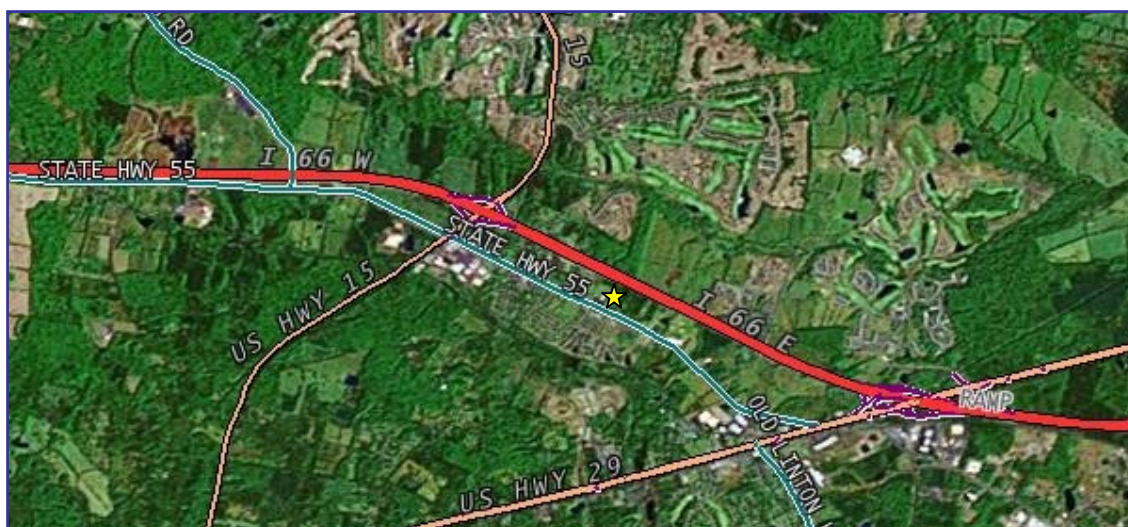
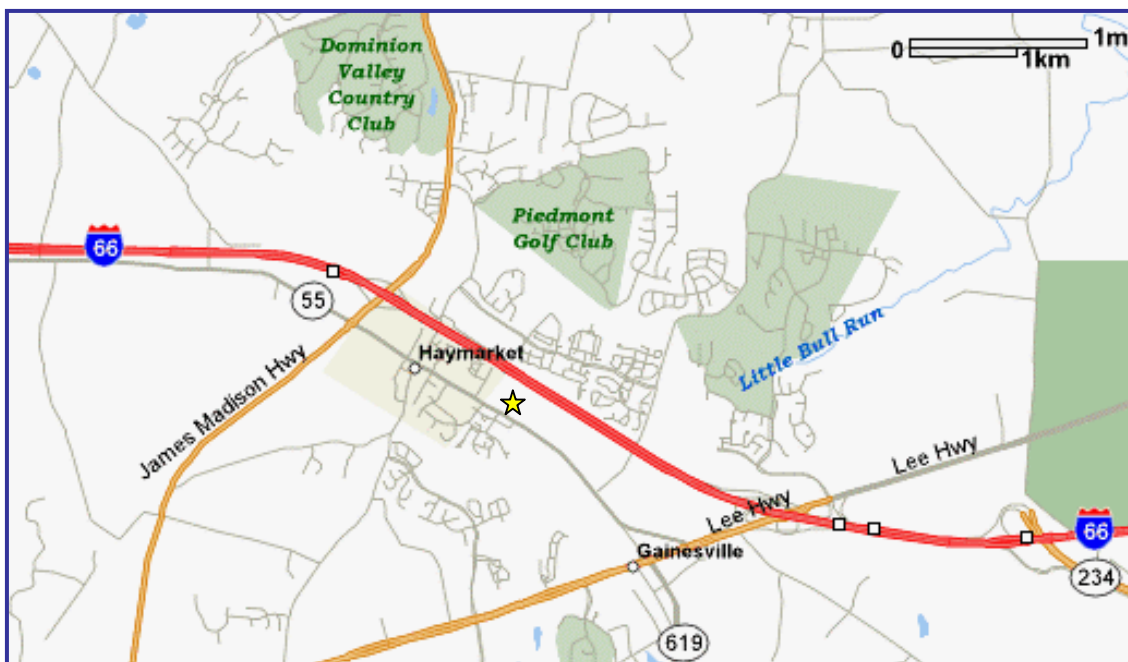
**MEDIAN  
HOUSEHOLD  
INCOME  
\$95,034**



**HOUSEHOLDS BY  
INCOME ~ 5 MILES**

**MEDIAN  
HOUSEHOLD  
INCOME  
\$96,949**

**PROJECT LOCATION**  
**PIEDMONT CENTER**  
**ROUTE 55, HAYMARKET, VIRGINIA**



Located in Prince William County off Washington Street (Route 55) in Haymarket with easy access to and from Route 66 and Route 15, the location offers great access to the planned communities in Haymarket, including Carolina Chase, Dominion Valley, Dominion Valley Country Club, Parks of Piedmont, Greenhill Crossing & more

**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
- Piedmont Center is on the right
- Alternatively, take Rte 15 to Rte 55  
Piedmont Center is approx 1 mile on the left