

FOR SALE

RETAIL CONDOS

PIEDMONT COMMERCIAL CENTER
PIEDMONT CENTER PLAZA OFF ROUTE 55
GAINESVILLE, VIRGINIA
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 approx 3,000 SF on 1.87 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.



**New Low Price Only \$539,000 for remaining
2,118 SF unit, includes \$65,000 build-out credit
Net Price = \$474,000**

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 @ \$539,000 with \$65,000 build-out credit from Cold Dark Shell
 - List price is \$160,000 lower than original offering!

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

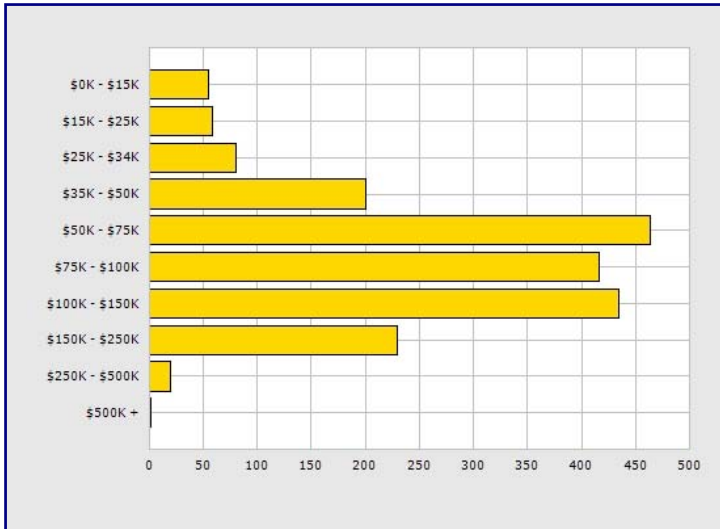
FINANCING

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

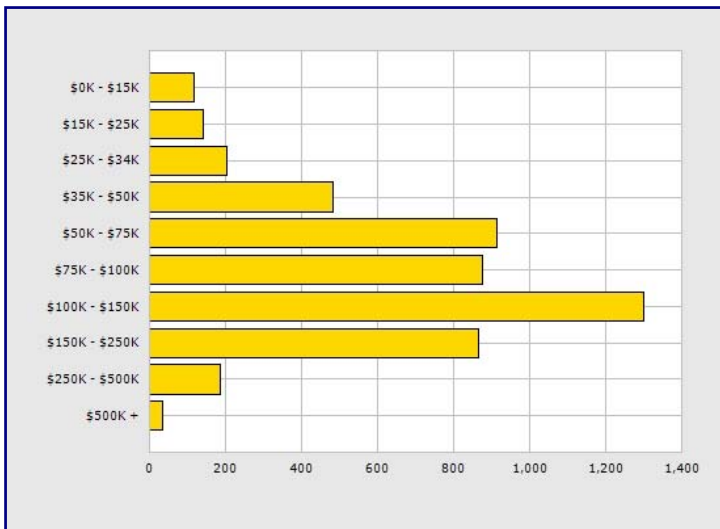
Population:	1 mile radius	3 mile radius	5 mile radius
Population:			
2014 Projection	11,165	41,251	76,441
2009 Estimate	8,686	31,756	59,490
2000 Census	2,310	7,521	18,099
Growth 2009-2014	28.50%	29.90%	28.50%
Growth 2000-2009	276.00%	322.20%	228.70%
2009 Population By Hispanic Origin:	509	1,807	3,691
2009 Population by Race:			
White	7,341	27,403	50,668
Black or African American	727	2,076	4,168
American Indian and Alaska Native	24	161	230
Asian	200	805	1,785
Native Hawaiian and Pacific Islanders	6	26	64
Other Race	236	725	1,268
Two or More Races	151	559	1,308
2009 Households:			
2014 Projection	4,360	15,669	26,880
2009 Estimate	3,375	12,005	20,809
2000 Census	886	2,789	6,178
Growth 2009-2014	29.20%	30.50%	29.20%
Growth 2000-2009	280.90%	330.40%	236.80%
Owner Occupied	3,000	11,211	19,395
Renter Occupied	375	794	1,414
2009 Avg Household Income	\$99,002	\$119,038	\$122,559
2009 Med Household Income	\$83,147	\$104,790	\$110,405
2009 Per Capita Income	\$38,016	\$44,525	\$43,498
2009 Households by Household Inc:			
Income Less than \$15,000	60	176	334
Income \$15,000 - \$24,999	101	252	341
Income \$25,000 - \$34,999	126	290	420
Income \$35,000 - \$49,999	305	788	1,064
Income \$50,000 - \$74,999	894	2,342	3,252
Income \$75,000 - \$99,999	510	1,728	3,286
Income \$100,000 - \$149,999	919	3,699	7,387
Income \$150,000 - \$249,999	408	2,337	4,019

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



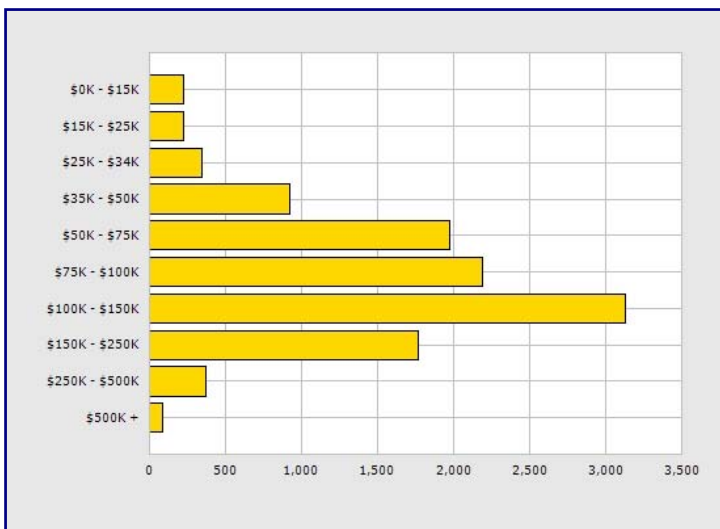
**HOUSEHOLDS BY
INCOME ~ 1 MILE**

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



**HOUSEHOLDS BY
INCOME ~ 3 MILES**

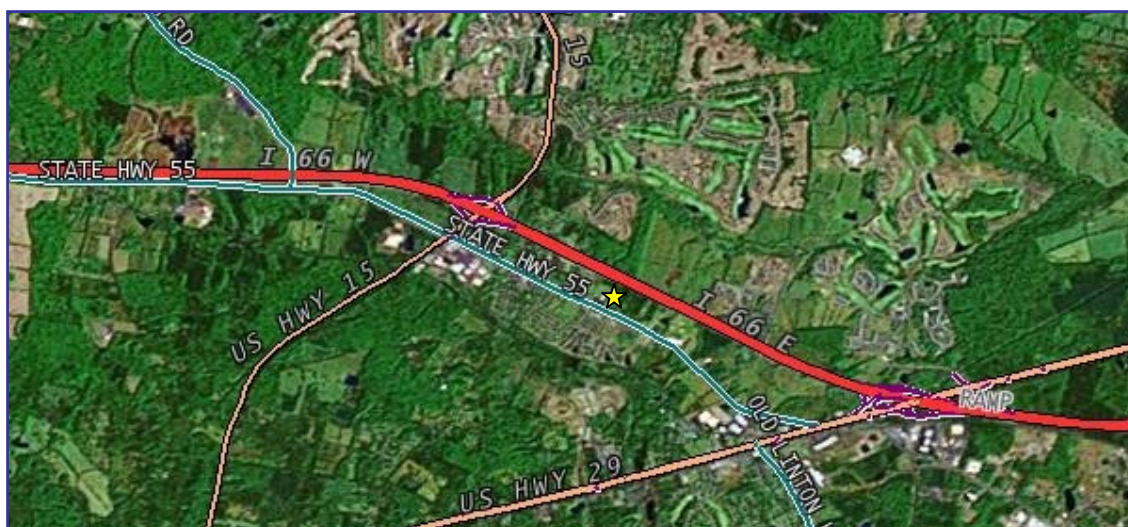
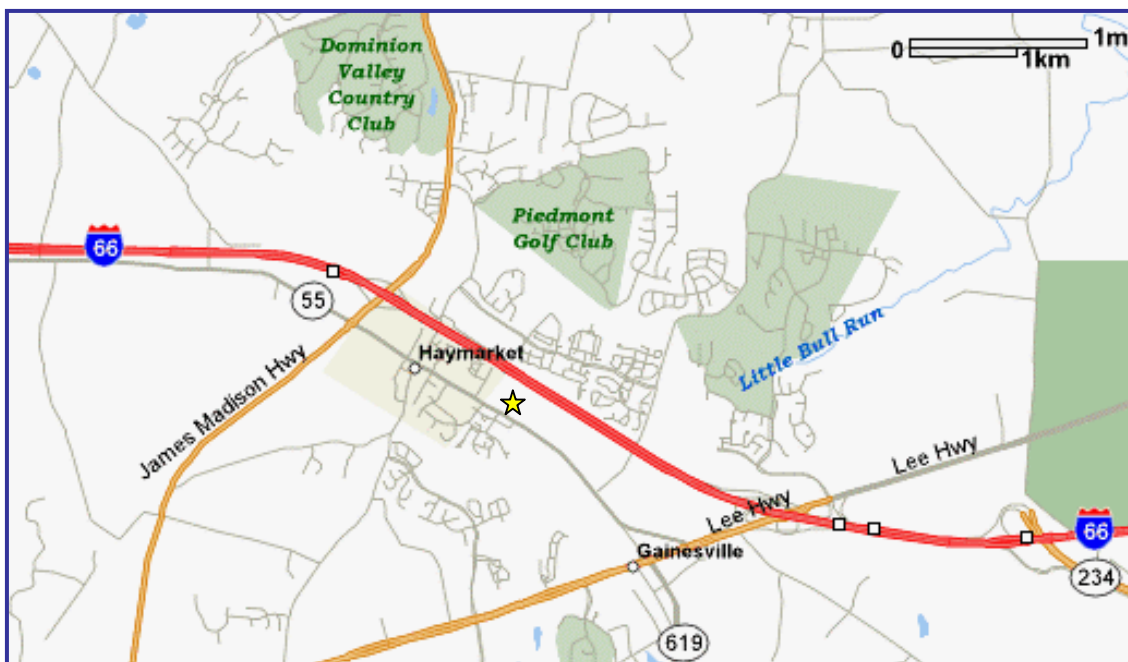
**MEDIAN
HOUSEHOLD
INCOME
\$95,034**



**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