

FOR SALE OR LEASE RESTAURANT PROPERTY

**PIEDMONT COMMERCIAL CENTER
6850 PIEDMONT CENTER PLAZA
GAINESVILLE, VIRGINIA**
www.baileys4u.com/commercial/piedmont2

For more information,
or to see the property,
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Fabulous opportunity to own or lease a restaurant property!

Sale includes improved property (2,080 SF) as well as over \$150,000 in furniture, fixtures and equipment. Build-out costs were \$250,000+

Piedmont Commercial Center is a mixed-use commercial development 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.

Center is Sold Out!

Offered for sale for \$900,000.

Offered for lease for \$23.08/SF NNN
(\$4,000/month)

THE
Bailey★Team
REAL ESTATE

RESTAURANT OVERVIEW

- PROFILE** 2,080 gross square foot corner unit constructed in 2008 located in Piedmont Commercial Center, a mixed-use commercial development on a 9-acre campus setting. Piedmont Commercial Center consists of a 350 student preschool and approximately 31,500 SF of retail, restaurant and medical users. Co-tenants include US Tiger, a martial arts school; Piedmont Nails, a hair salon, China East restaurant, Dynamics Physical Therapy, Paradiso Pizza and Subs, Floors For Life and a dentist.
- OVERVIEW** Rarely available for sale, fully built-out restaurant two-years-new with full commercial kitchen and dining area with an occupancy permit for 77 seats inside and additional 16 seats outside. Build-out includes 15.5 ton HVAC unit, 400 AMP electrical service, custom tile work and paint throughout, plus two ADA compliant restrooms. Sale includes real estate, commercial appliances, equipment, fixtures, point-of-sale computer system and furniture (art work, cappuccino machine and televisions do not convey), estimate value of \$150,000. Sinks, walk-in cooler/freezer, shelving, disposal, dishwasher, ice maker, wok gas range, 36% gas range, gas charbroilers and other equipment supplied by American Energy Restaurant Equipment, Inc. Tenant can pay off or take over remaining term of equipment lease.
- LOCATION** Well located off Washington Street (Route 55) in Gainesville across the street from the Haymarket Post Office in Greenhill Crossing, which opened December 2006. Easy access to and from Routes 15 (1 mile) and 29 (1.2 miles), and 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 within a 5 mile radius of Piedmont Commercial Center.
- PARKING** Free and unassigned.
- SIGNAGE** Building signage subject to Prince William County and condominium approval. Monument sign at the entrance to the center.
- ZONING** The property is zoned B-1 in Prince William County.
- CONDOMINIUM FEES** Piedmont Commercial Center condominium fees are \$2.80 per SF or \$5,824 per year, \$485.33/month. Fees cover trash disposal, common water, insurance, snow removal, audit/legal, management, landscaping and grounds maintenance, miscellaneous expenses and reserve.
- TAXES** Real Estate Taxes are \$5,967.00 per year for 2010.

Please do not disturb or talk to restaurant employees

RESTAURANT PICTURES



Information contained here was obtained from sources deemed to be reliable, but accuracy thereof is not warranted.
Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.

RESTAURANT DEMOGRAPHICS

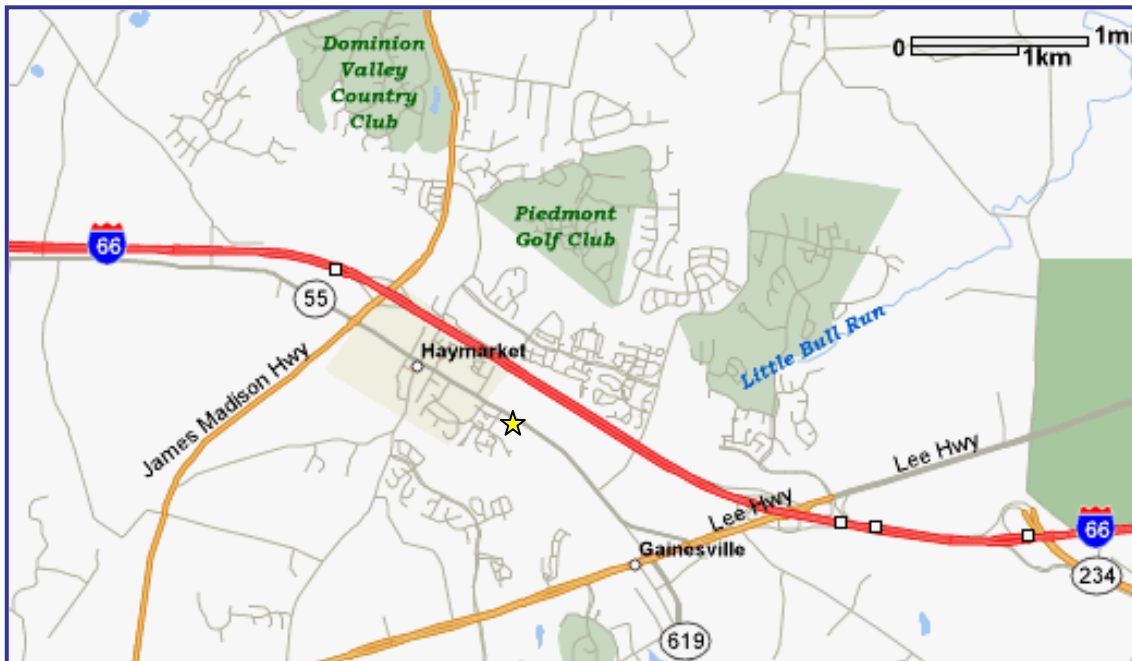
Population:	1 mile radius	3 mile radius	5 mile radius
Population:			
2015 Projection	10,404	36,614	71,164
2010 Estimate	8,773	30,531	59,651
2000 Census	2,310	7,521	18,099
Growth 2010-2015	18.60%	19.90%	19.30%
Growth 2000-2010	279.80%	305.90%	229.60%
2010 Population By Hispanic Origin:	825	2,845	6,000
2010 Population by Race:			
White	7,081	25,222	48,545
Black or African American	783	2,154	4,479
American Indian and Alaska Native	27	157	231
Asian	313	1,194	2,790
Native Hawaiian and Pacific Islanders	8	29	77
Other Race	379	1,137	1,999
Two or More Races	183	639	1,529
2010 Households:			
2015 Projection	4,058	13,852	24,825
2010 Estimate	3,405	11,505	20,737
2000 Census	886	2,789	6,178
Growth 2010-2015	19.20%	20.40%	19.70%
Growth 2000-2010	284.30%	312.50%	235.70%
Owner Occupied	3,028	10,676	19,224
Renter Occupied	377	829	1,513
2010 Avg Household Income	\$106,504	\$115,074	\$117,564
2010 Med Household Income	\$96,657	\$102,533	\$106,078
2010 Per Capita Income	\$40,716	\$42,958	\$41,491
2010 Households by Household Inc:			
Income Less than \$15,000	55	195	392
Income \$15,000 - \$24,999	59	184	296
Income \$25,000 - \$34,999	89	283	416
Income \$35,000 - \$49,999	257	856	1,398
Income \$50,000 - \$74,999	654	1,865	3,324
Income \$75,000 - \$99,999	656	2,029	3,338
Income \$100,000 - \$149,999	1,104	3,744	7,344
Income \$150,000 - \$249,999	463	1,999	3,576

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RESTAURANT TRAFFIC

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
I- 66	Catharpin Rd	0.61 SE	50,000	2007	0.12	AADT
Washington St	Saint Paul Dr	0.02 NW	8,300	2007	0.40	AADT
Jefferson St	Fayette St	0.04 N	6,500	2007	0.67	AADT
Jefferson St	I-66	0.50 NE	6,500	2007	0.67	AADT
Jefferson St	Haymarket Dr	0.03 SW	6,500	2007	0.72	AADT
Old Carolina Rd	Pennshire Dr	0.07 S	5,800	2007	0.82	AADT
Old Carolina Rd	Carver Rd	0.12 S	2,100	2004	0.91	AADT

RESTAURANT LOCATION



DIRECTIONS

- Take Interstate 66 West
- Take Exit #43A (Rout 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

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