

**FOR SALE OR LEASE**

**RETAIL PAD SITE**

**PIEDMONT COMMERCIAL CENTER  
6950 PIEDMONT CENTER PLAZA  
GAINESVILLE, VIRGINIA**

**[www.baileys4u.com/commercial/piedmontpad](http://www.baileys4u.com/commercial/piedmontpad)**

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

**Peggy Duffy**  
703-969-0092  
[pduffy@baileys4u.com](mailto:pduffy@baileys4u.com)

**Gayle Bailey**  
703-968-7761  
[gayle@baileys4u.com](mailto:gayle@baileys4u.com)

**The Bailey Team**  
4201 Pleasant Valley Rd  
Chantilly, VA 20151  
Fax: 703-378-8609

[www.baileys4u.com](http://www.baileys4u.com)

- For sale or lease, fully improved 1.877 acre pad
- Located in the Piedmont Commercial Center, across from the Greenhill Shopping Center, location of the Haymarket U.S. Post Office.
- Fabulous visibility and frontage on Route 55. Full access intersection with a planned future signal. Great accessibility from Route 15 and Route 29
- \$500,000.00 of site work has been completed including curb and gutter as well as storm water retention. Parking lot has been paved.
- Site is fully approved for a 3,549 SF bank building
- B1 Zoning for retail, restaurant and bank usage

**Exceptional For Sale Price Offering  
JUST REDUCED OVER \$150,000 to  
SALES PRICE OF ONLY \$599,000!**

**or Ground Lease \$85,000/year for 20 years**



**OVERVIEW**  
**PIEDMONT COMMERCIAL CENTER RETAIL PAD SITE**  
**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 pad site and a preschool.
- LOCATION** Exceptionally well located off Washington Street (Route 55) in Gainesville across the street from 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 I-66. 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.
- Piedmont Commercial Center is a mixed-use commercial development consisting of 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. Building B is 18,100 SF. Major tenant is U.S. Tiger, occupying 10,000 SF. Building C is a 13,344 SF retail condominium; all nine units have been sold and are occupied by three restaurants, a physical therapy practice, a nail salon, a hair salon, a dentist and a retail flooring store. There is also a 350 student preschool with adjacent after school care center in the center.
- SIGNAGE** Signage 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.
- ZONING** The property is zoned B-1 in Prince William County with permitted uses including, among others, retail, restaurants and banks.
- SITE PLAN** The pad site is fully approved for a 3,549 square foot bank building. Special use permit required for drive-through. \$500,000.00 of site work has been completed including curb and gutter as well as storm water retention. Parking lot has been paved.
- SALES PRICE** Exceptional deal! Reduced from \$750,000 to ONLY \$599,000!

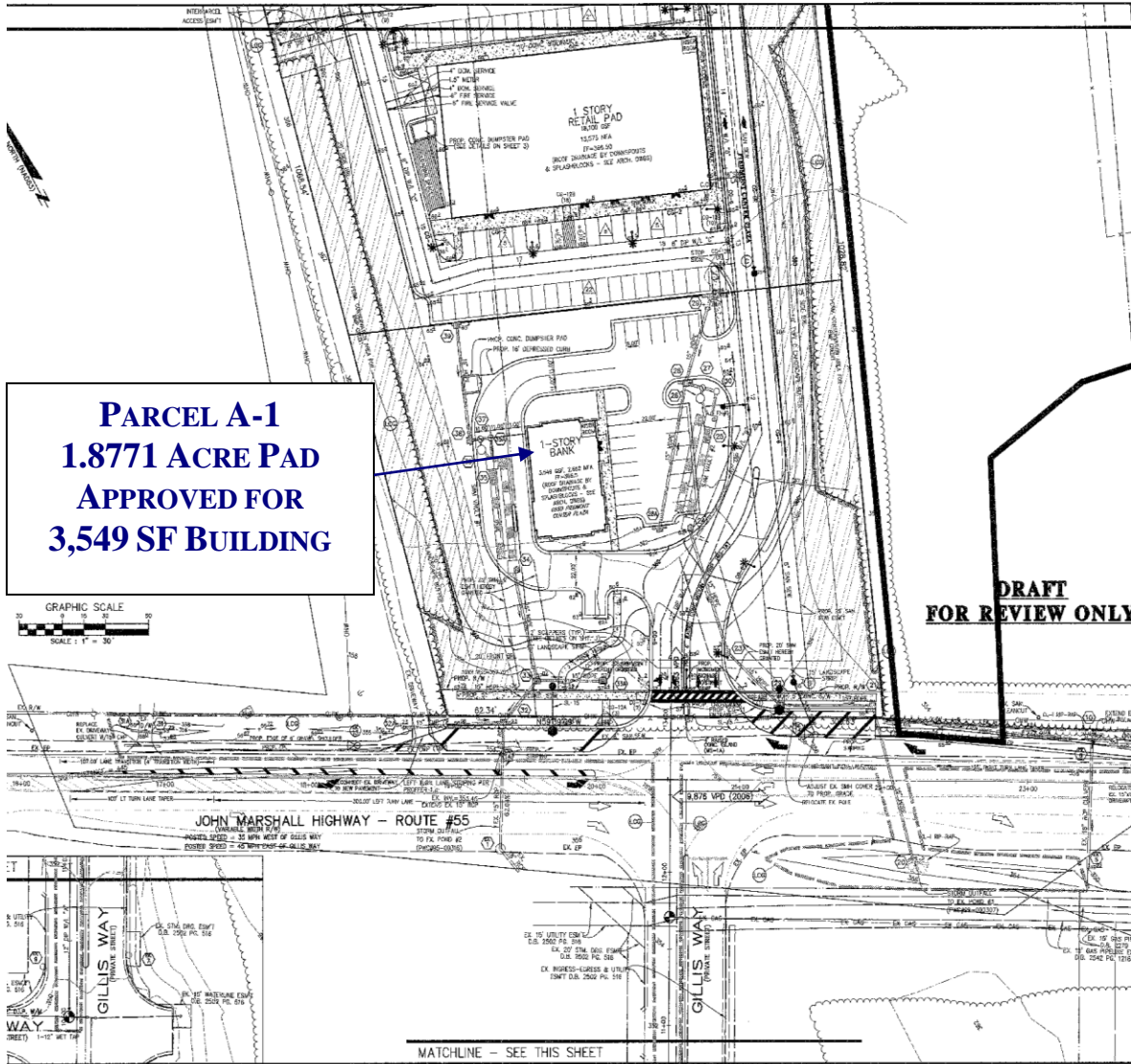
## PROJECT DEMOGRAPHICS

### PIEDMONT COMMERCIAL CENTER RETAIL PAD SITE GAINESVILLE, VIRGINIA

<b>Population:</b>			
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%
<b>2010 Population By Hispanic Origin:</b>	825	2,845	6,000
<b>2010 Population by Race:</b>			
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
<b>2010 Households:</b>			
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
<b>2010 Avg Household Income</b>	<b>\$106,504</b>	<b>\$115,074</b>	<b>\$117,564</b>
<b>2010 Med Household Income</b>	<b>\$96,657</b>	<b>\$102,533</b>	<b>\$106,078</b>
<b>2010 Per Capita Income</b>	<b>\$40,716</b>	<b>\$42,958</b>	<b>\$41,491</b>
<b>2010 Households by Household Inc:</b>			
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
Income \$250,000 - \$499,999	68	321	593

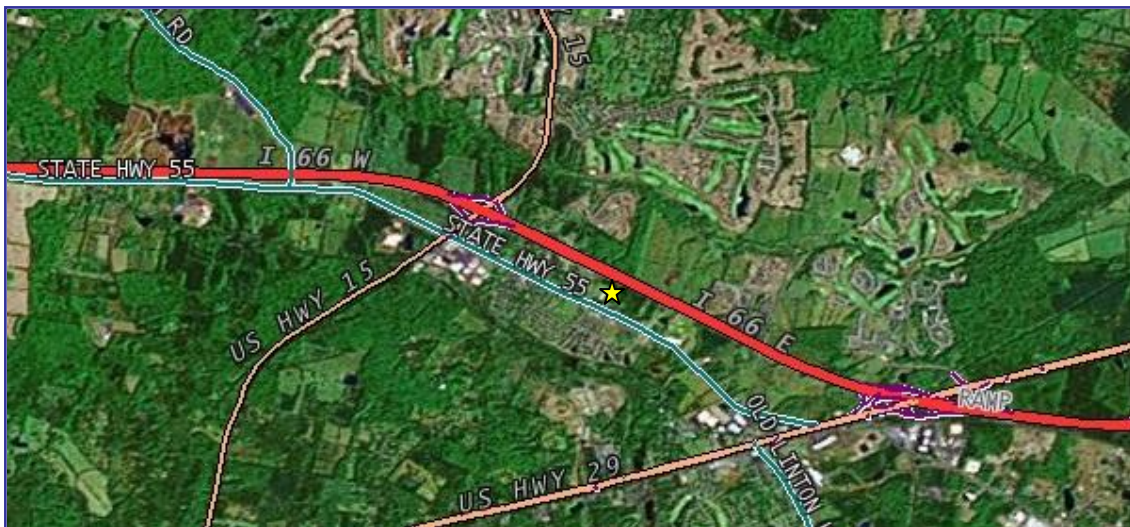
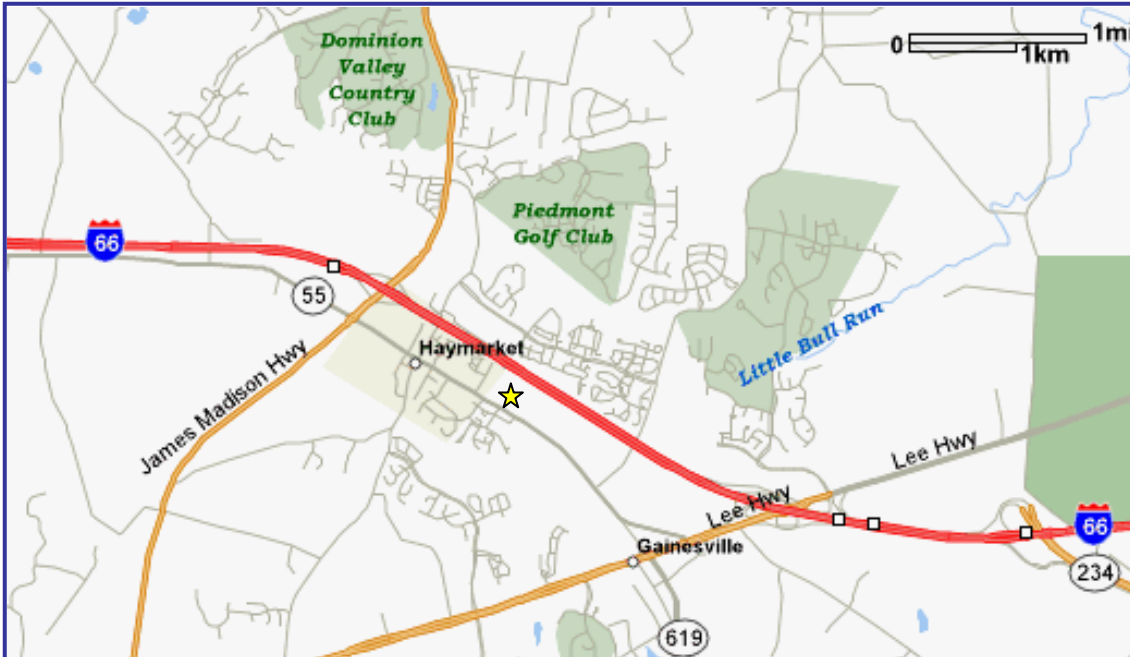
Information contained here was obtained from sources deemed to be reliable, but accuracy thereof is not warranted.  
Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.

**SITE PLAN**  
**PIEDMONT COMMERCIAL CENTER RETAIL PAD SITE**  
**GAINESVILLE, VIRGINIA**



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**PROJECT LOCATION**  
**PIEDMONT COMMERCIAL CENTER RETAIL PAD SITE**  
**GAINESVILLE, 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

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