



HEATHCOTE MARKETPLACE

HAYMARKET, VA



HR
RETAIL
A MEMBER OF CHAIRLINKS RETAIL ADVISORS



**BUCHANAN
PARTNERS**

HEATHCOTE MARKETPLACE





HAYMARKET, VA

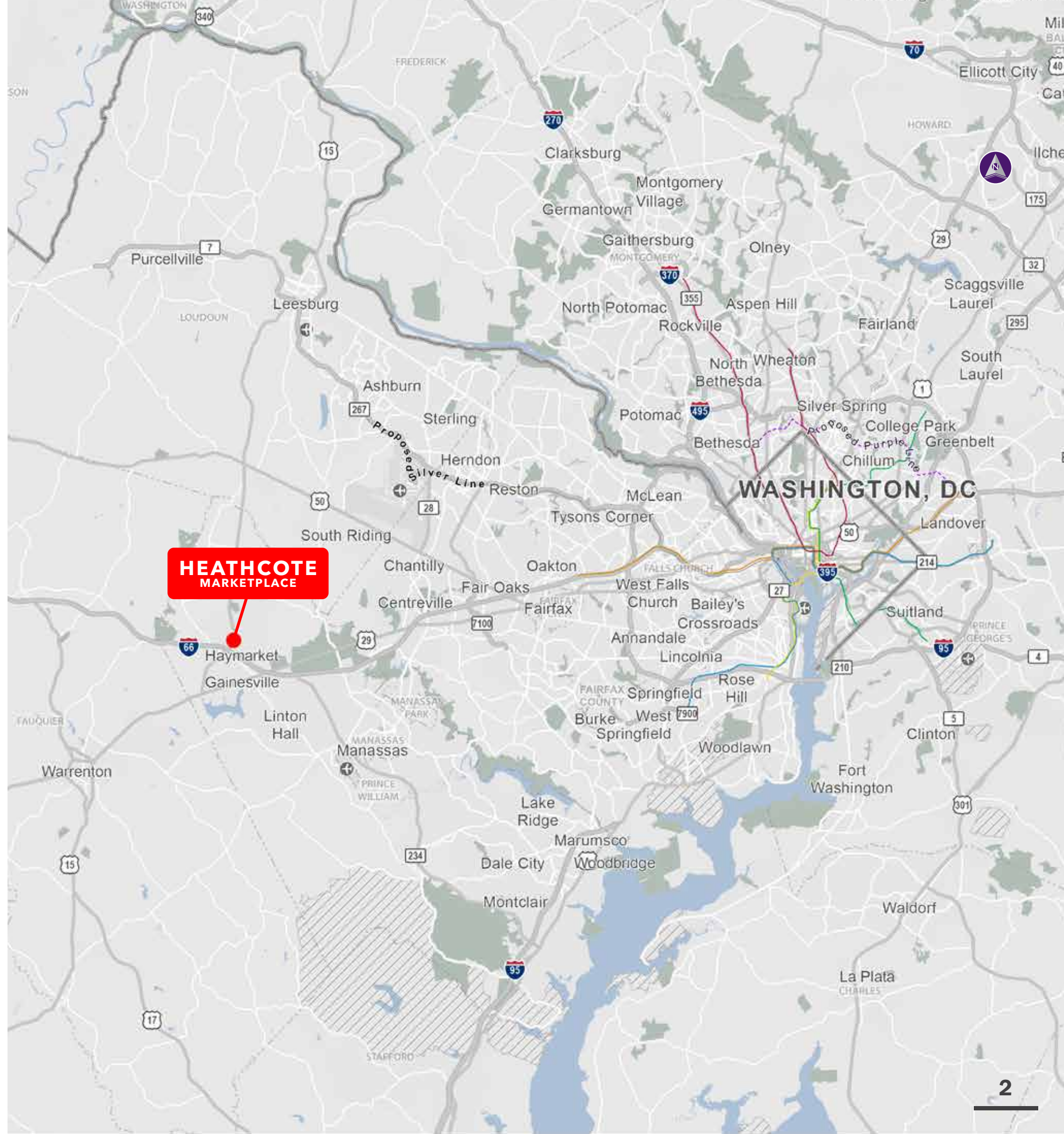


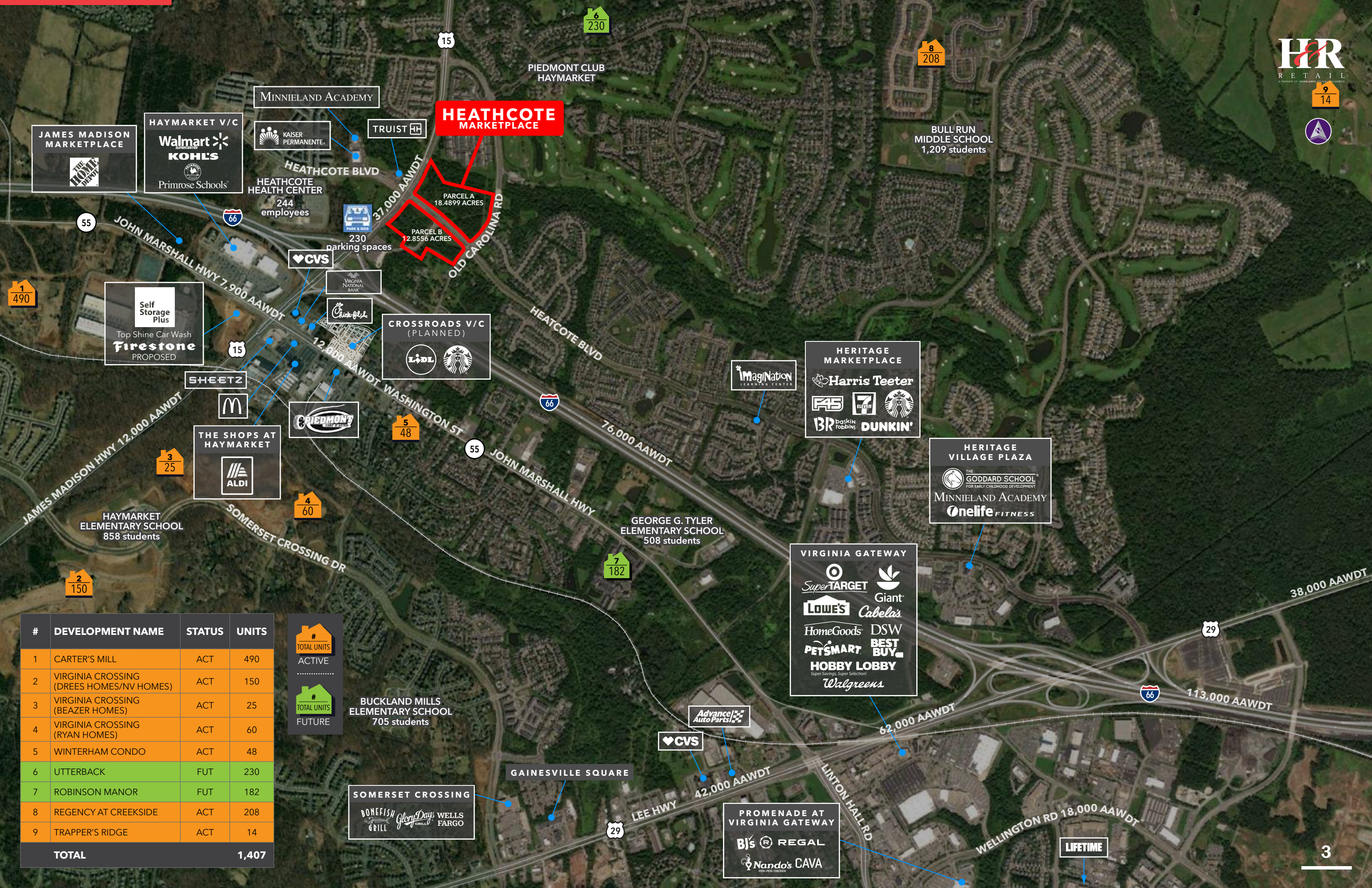
HIGHLIGHTS

- Located at the major intersection of Route 15 and Heathcote Boulevard, 0.25 miles from I-66/Route 15 interchange
- Small shop availability
- Highway signage potential
- Zoned B-1
- Traffic counts
I-66 - 73,000 AAWDT
Route 15 - 41,000 AAWDT
- Two divisible parcels
North - 18.49 acres
South - 12.85 acres

2023 DEMOGRAPHICS

 Total Population	 Daytime Population	 Median HH Income	 Bachelor's/Grad/Prof Degree
1 MILE 8,890	7,667	\$144,745	54.8%
3 MILES 50,096	46,185	\$146,246	59.2%
5 MILES 73,398	64,781	\$150,933	59.4%





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PARCEL A
18.4899 ACRES
PARCEL B
12.8556 ACRES

#	DEVELOPMENT NAME	STATUS	UNITS
1	CARTER'S MILL	ACT	490
2	VIRGINIA CROSSING (DREES HOMES/NV HOMES)	ACT	150
3	VIRGINIA CROSSING (BEAZER HOMES)	ACT	25
4	VIRGINIA CROSSING (RYAN HOMES)	ACT	60
5	WINTERHAM CONDO	ACT	48
6	UTTERBACK	FUT	230
7	ROBINSON MANOR	FUT	182
8	REGENCY AT CREEKSIDE	ACT	208
9	TRAPPER'S RIDGE	ACT	14
TOTAL			1,407

#
TOTAL UNITS
ACTIVE

#
TOTAL UNITS
FUTURE

BUCKLAND MILLS
ELEMENTARY SCHOOL
705 students

SOMERSET CROSSING
BONEFISH GRILL
Glory Days GRILL
WELLS FARGO

GAINESVILLE SQUARE

PROMENADE AT VIRGINIA GATEWAY
BJ's REGAL
Nando's CAVA

VIRGINIA GATEWAY
Super TARGET
LOWE'S
HomeGoods
PETSMART
HOBBY LOBBY
Walgreens
Giant
Cabela's
DSW
BEST BUY

HERITAGE MARKETPLACE
Harris Teeter
FAS
7 ELEVEN
BR baskin robbins
DUNKIN'

HERITAGE VILLAGE PLAZA
THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT
MINNIELAND ACADEMY
onlife FITNESS

HAYMARKET V/C
Walmart
KOHLS
Primrose Schools

HEATHCOTE HEALTH CENTER
244 employees

CROSSROADS V/C (PLANNED)
LOL
Starbucks

THE SHOPS AT HAYMARKET
ALDI

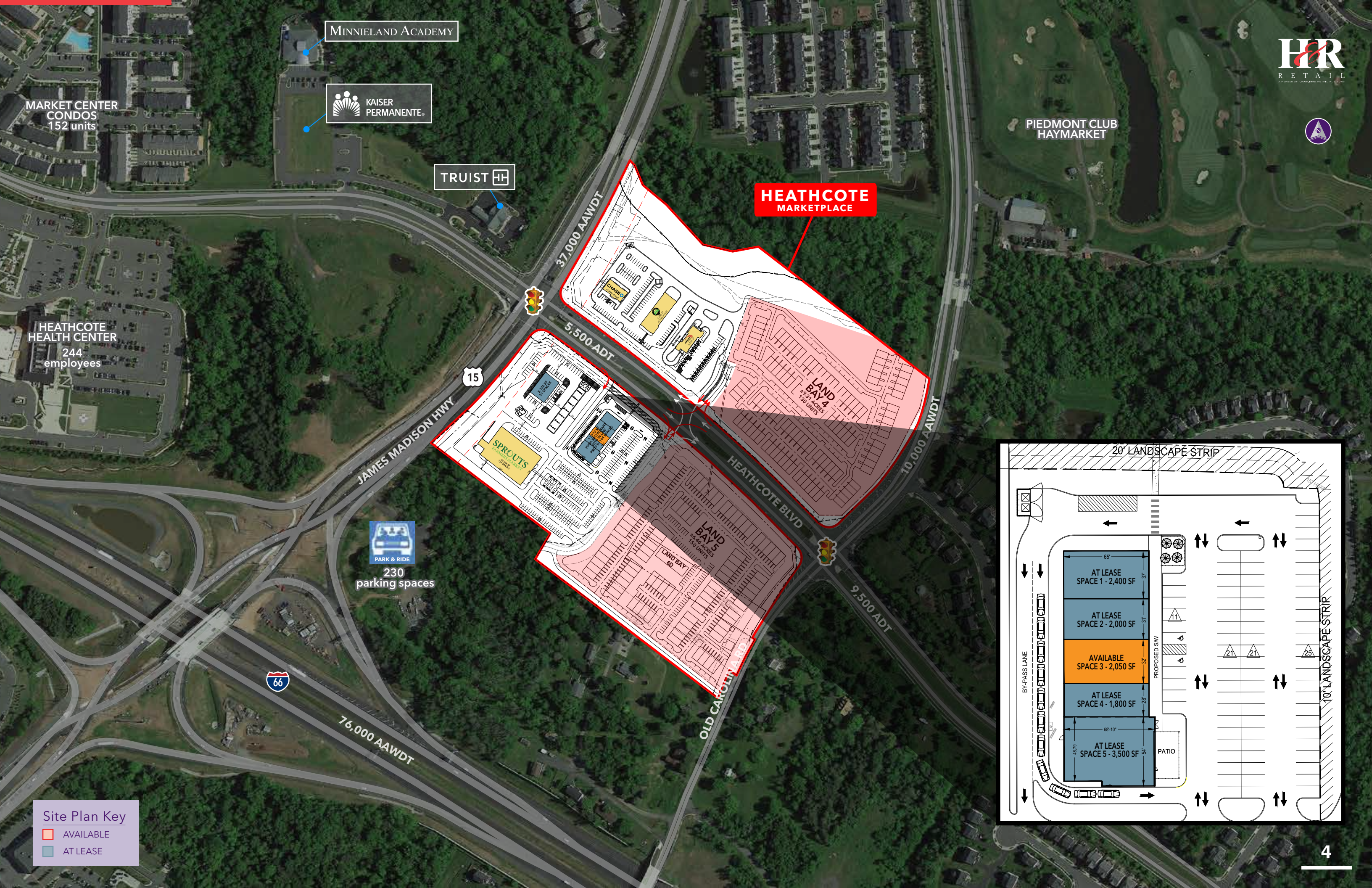
PIEDMONT CLUB HAYMARKET

HEATCOTE BLVD

GEORGE G. TYLER
ELEMENTARY SCHOOL
508 students

BULL RUN
MIDDLE SCHOOL
1,209 students

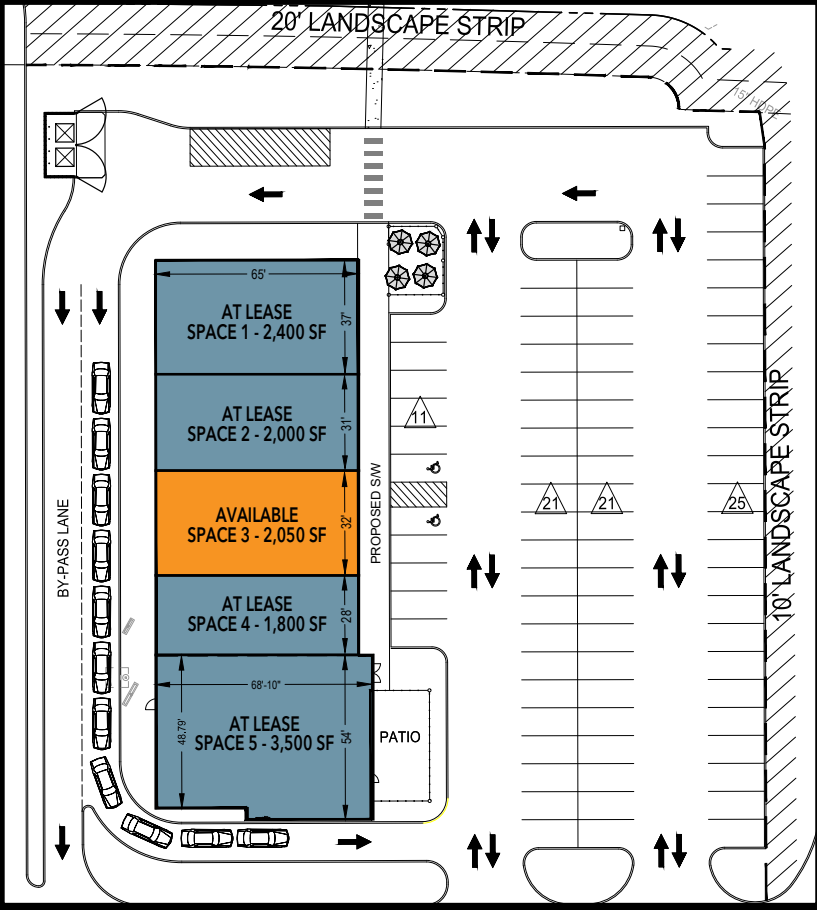
LIFETIME



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Site Plan Key

- AVAILABLE
- AT LEASE





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Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

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