



HEATHCOTE MARKETPLACE

HAYMARKET, VA



HR
RETAIL
A MEMBER OF CHAIRLINKS RETAIL ADVISORS



**BUCHANAN
PARTNERS**

HEATHCOTE MARKETPLACE

HAYMARKET, VA

SPROUTS
FARMERS MARKET

CHASE





Panera
BREAD®



HIGHLIGHTS

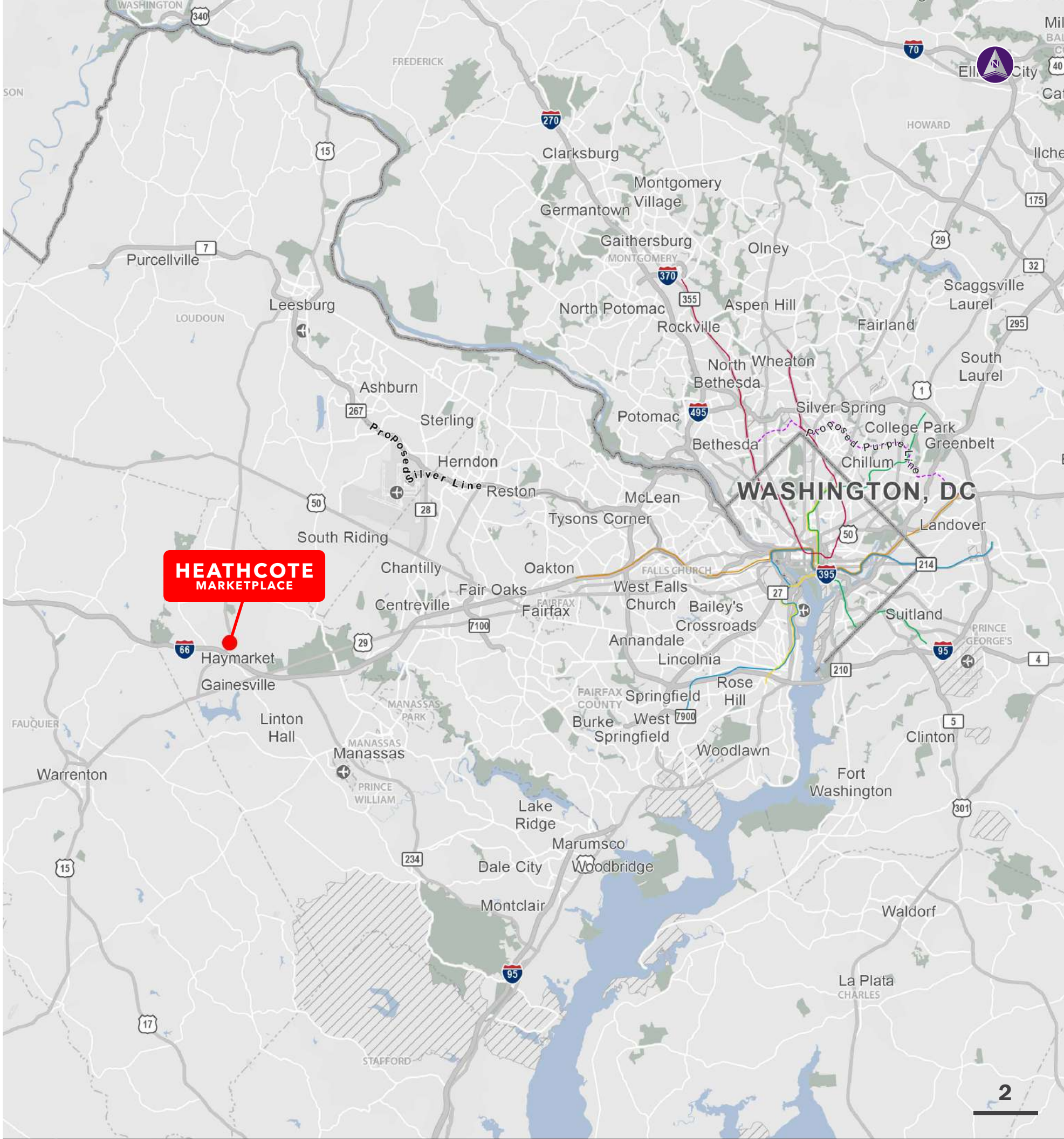
- Located at the major intersection of Route 15 and Heathcote Boulevard, 0.25 miles from I-66/Route 15 interchange
- Small shop availability
- Highway signage potential
- Zoned B-1
- Traffic counts
I-66 - 76,000 AAWDT
Route 15 - 37,000 AAWDT
- Two divisible parcels
North - 18.49 acres
South - 12.85 acres

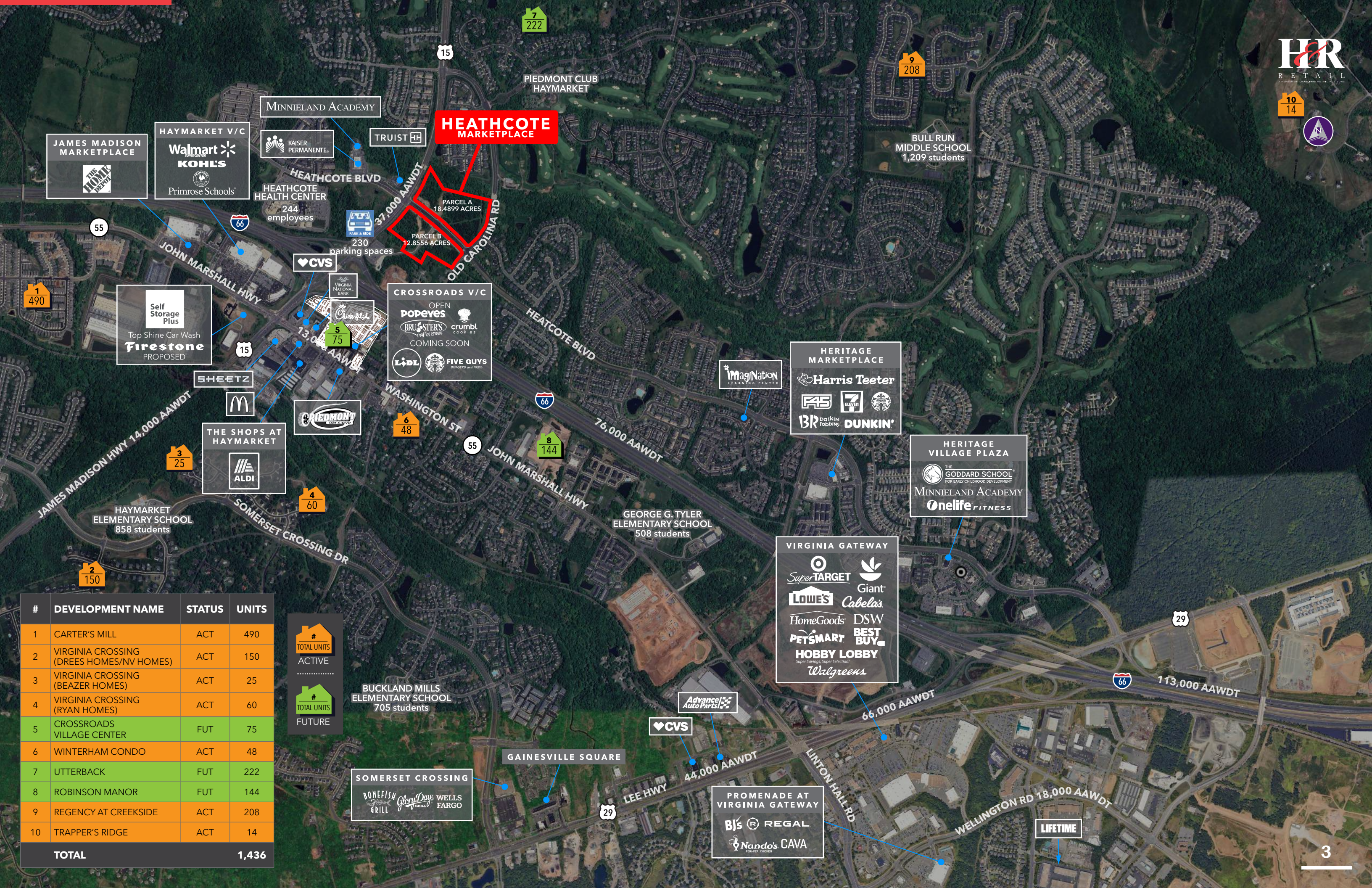
2023 DEMOGRAPHICS

 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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#	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	CROSSROADS VILLAGE CENTER	FUT	75
6	WINTERHAM CONDO	ACT	48
7	UTTERBACK	FUT	222
8	ROBINSON MANOR	FUT	144
9	REGENCY AT CREEKSIDE	ACT	208
10	TRAPPER'S RIDGE	ACT	14
TOTAL			1,436

#

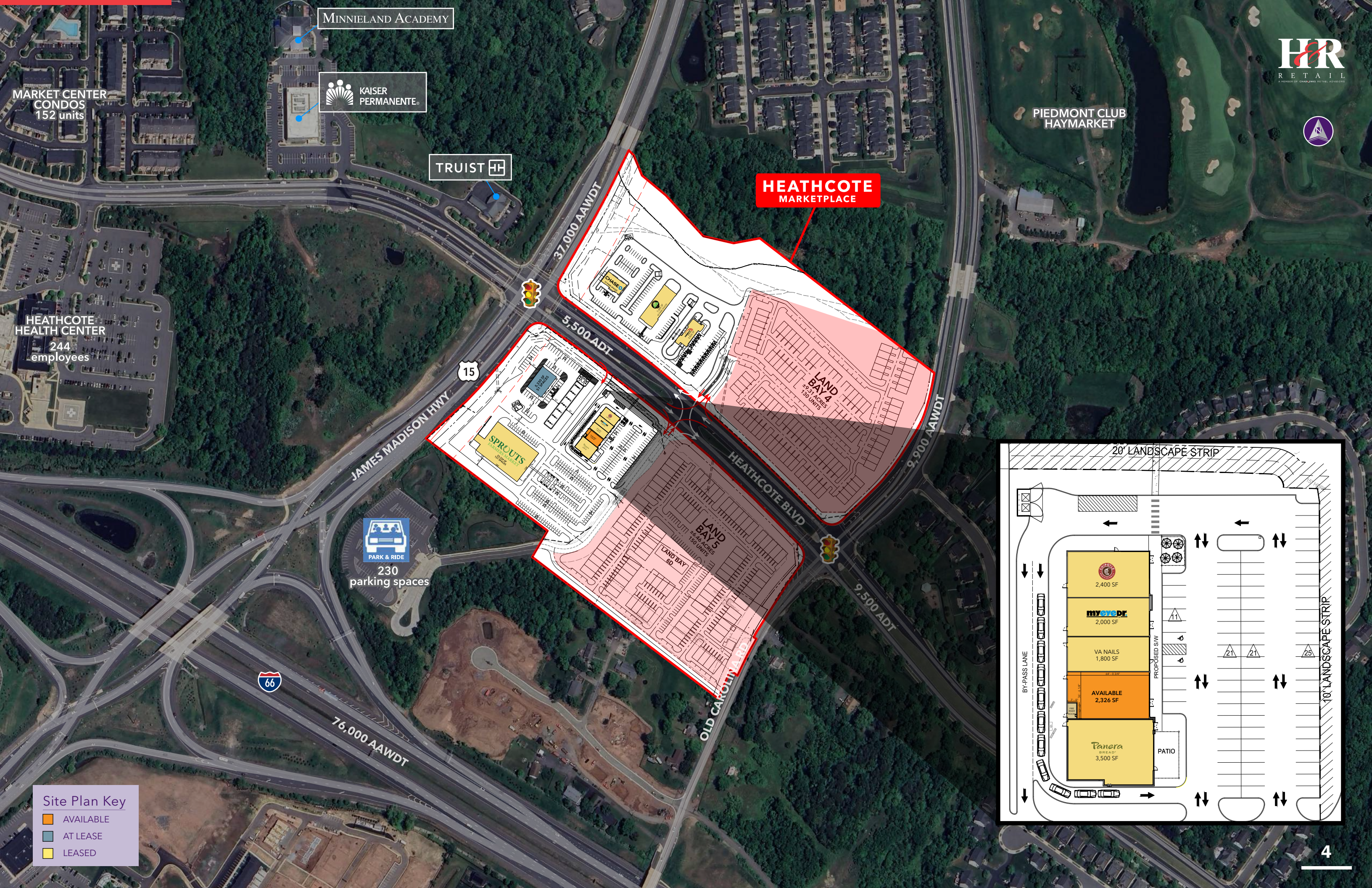
TOTAL UNITS

ACTIVE

#

TOTAL UNITS

FUTURE



**HEATHCOTE
MARKETPLACE**

MINNIELAND ACADEMY

KAISER
PERMANENTE

TRUIST

PIEDMONT CLUB
HAYMARKET

MARKET CENTER
CONDOS
152 units

HEATHCOTE
HEALTH CENTER
244
employees

PARK & RIDE
230
parking spaces

15

JAMES MADISON HWY

5,500 ADT

HEATHCOTE BLVD

9,900 AAWDT

66

76,000 AAWDT

OLD CAROLINA BLVD

9,500 ADT

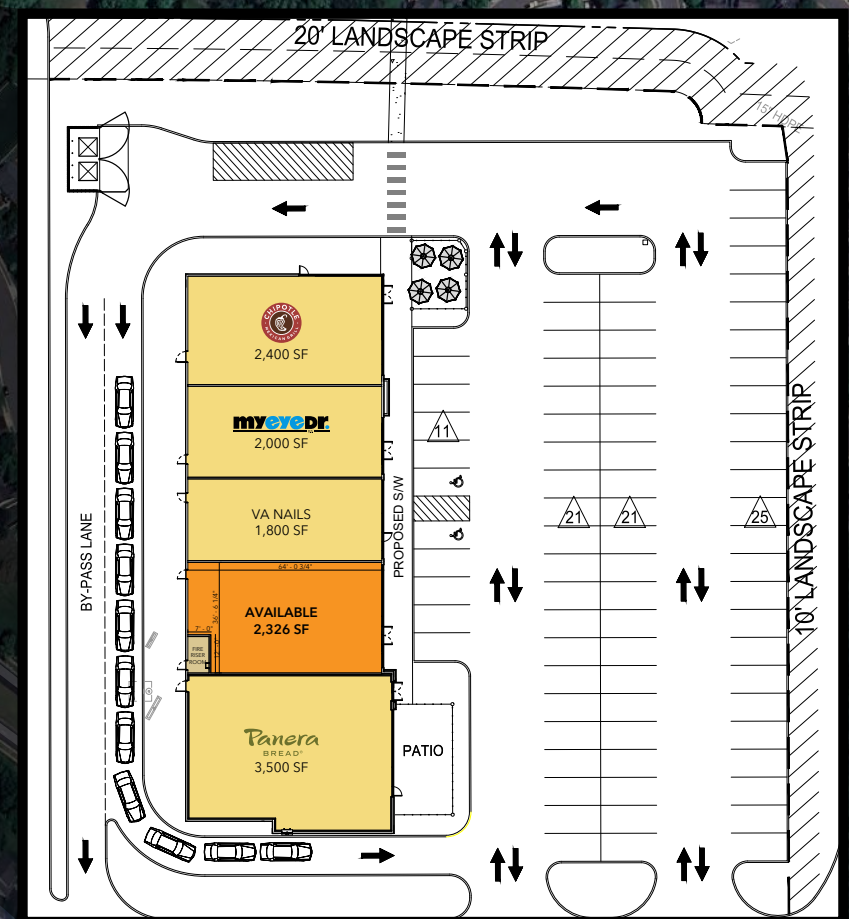
LAND BAY 4
2.3 ACRES
150 UNITS

LAND BAY 5
2.4 ACRES
150 UNITS

LAND BAY 60

Site Plan Key

- AVAILABLE
- AT LEASE
- LEASED





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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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