



# HEATHCOTE MARKETPLACE

HAYMARKET, VA



**HR**  
RETAIL  
A MEMBER OF CHAIRLINKS RETAIL ADVISORS



**BUCHANAN  
PARTNERS**



# HEATHCOTE MARKETPLACE

HAYMARKET, VA

**SPROUTS**  
FARMERS MARKET

**Wawa**

**Panera**  
BREAD®







**CHIPOTLE**  
MEXICAN GRILL

**CHASE**

## HIGHLIGHTS

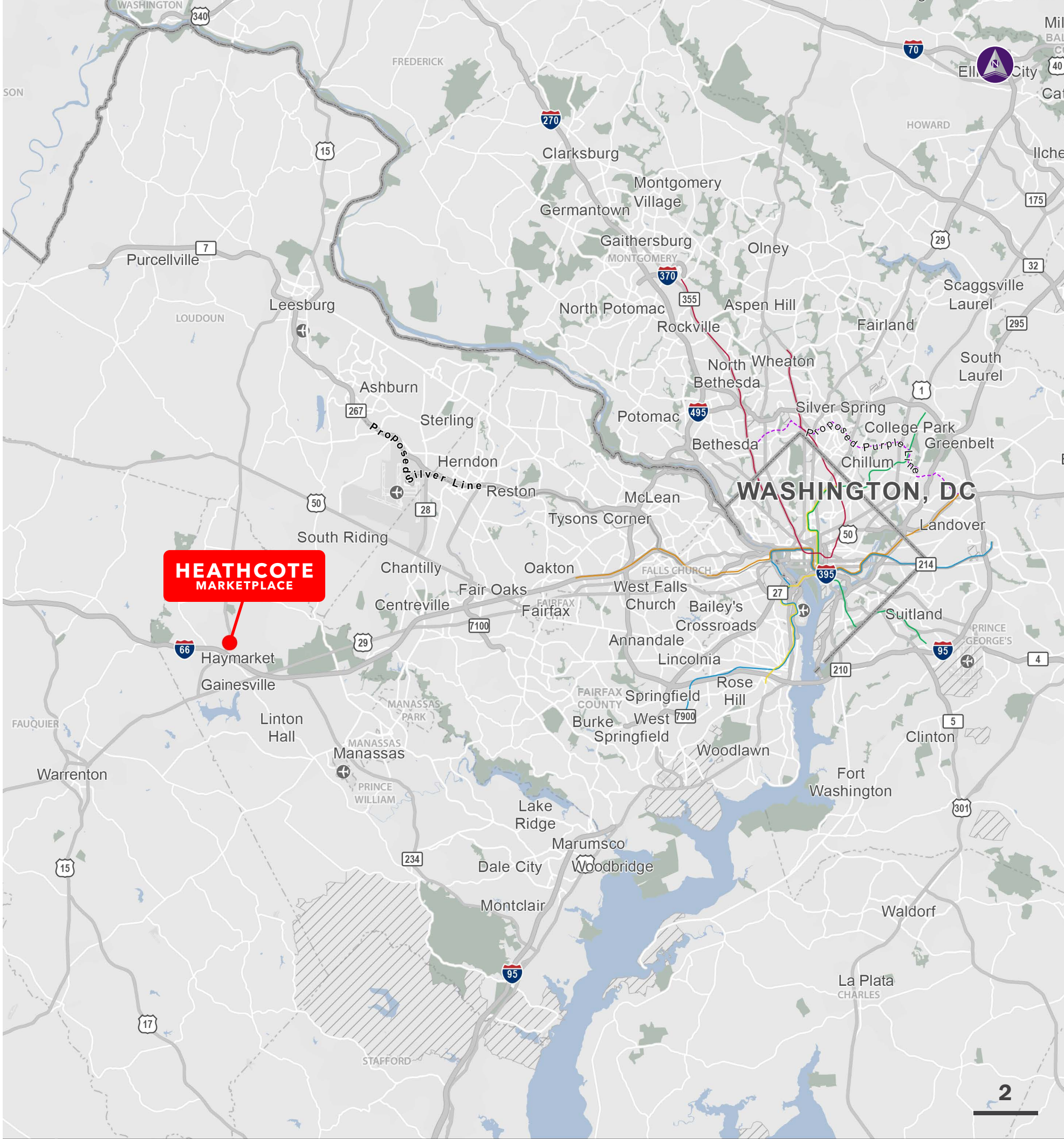
- Located at the major intersection of Route 15 and Heathcote Boulevard, 0.25 miles from I-66/Route 15 interchange
- Small shop availability
- Highway signage potential
- Zoned B-1
- Traffic counts  
I-66 - 81,000 AAWDT  
Route 15 - 36,000 AAWDT
- Two divisible parcels  
North - 18.49 acres  
South - 12.85 acres

## 2024 DEMOGRAPHICS

 Total Population	 Daytime Population	 Median HH Income	 Bachelor's/Grad/Prof Degree
1 MILE <b>11,606</b>	<b>9,406</b>	<b>\$159,590</b>	<b>57.9%</b>
3 MILES <b>50,642</b>	<b>47,556</b>	<b>\$157,119</b>	<b>59.5%</b>
5 MILES <b>76,594</b>	<b>70,099</b>	<b>\$161,623</b>	<b>59.5%</b>



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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





Learning  
Paths  
ACADEMY

KAISER  
PERMANENTE

TRUIST

HEATHCOTE  
MARKETPLACE

PIEDMONT CLUB  
HAYMARKET

MARKET CENTER  
CONDOS  
152 units

UVA HEALTH  
HAYMARKET  
MEDICAL CENTER  
244 employees

PARK & RIDE  
230  
parking spaces

15

66

81,000 AAWDT

5,500 ADT

36,000 AAWDT

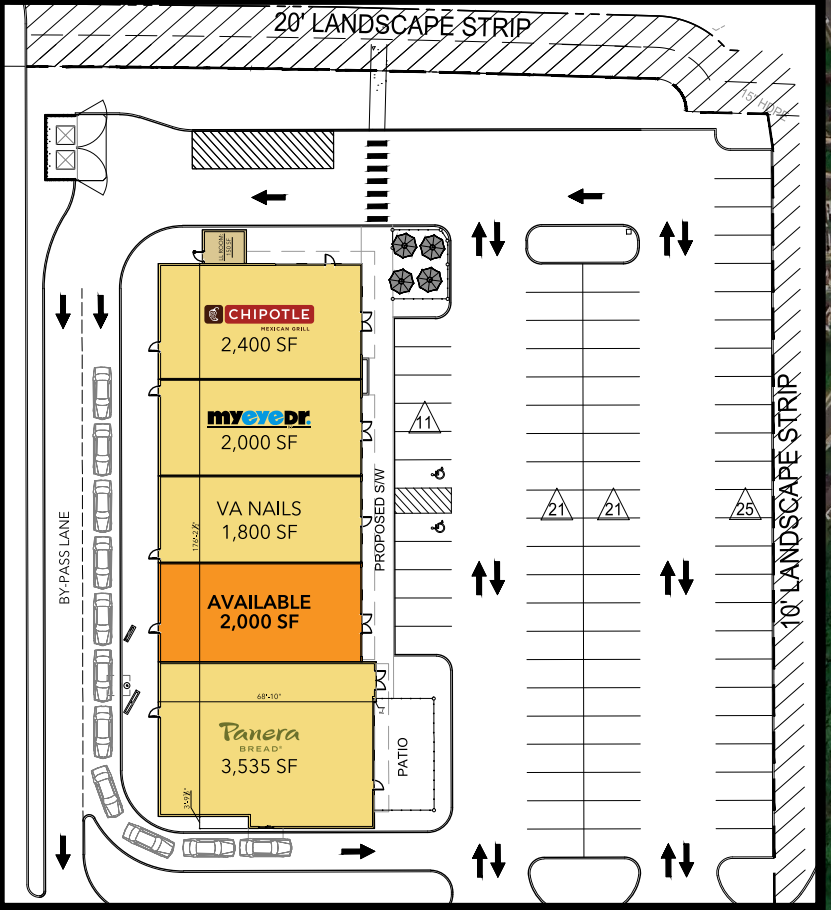
9,500 ADT

9,900 AAWDT

OLD CAROLINA RD

Site Plan Key

- AVAILABLE
- 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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