HEATHCOTE MARKETPLACE

HAYMARKET, VA

H&R RETAIL
A MEMBER OF CHAIN LINKS RETAIL ADVISORS

BUCHANAN PARTNERS

HEATHCOTE MARKETPLACE

HAYMARKET, VA

SPROUTS FARMERS MARKET · Wawa · Panera BREAD · Virginia tire & auto · CHIPOTLE MEXICAN GRILL · CHASE

HIGHLIGHTS

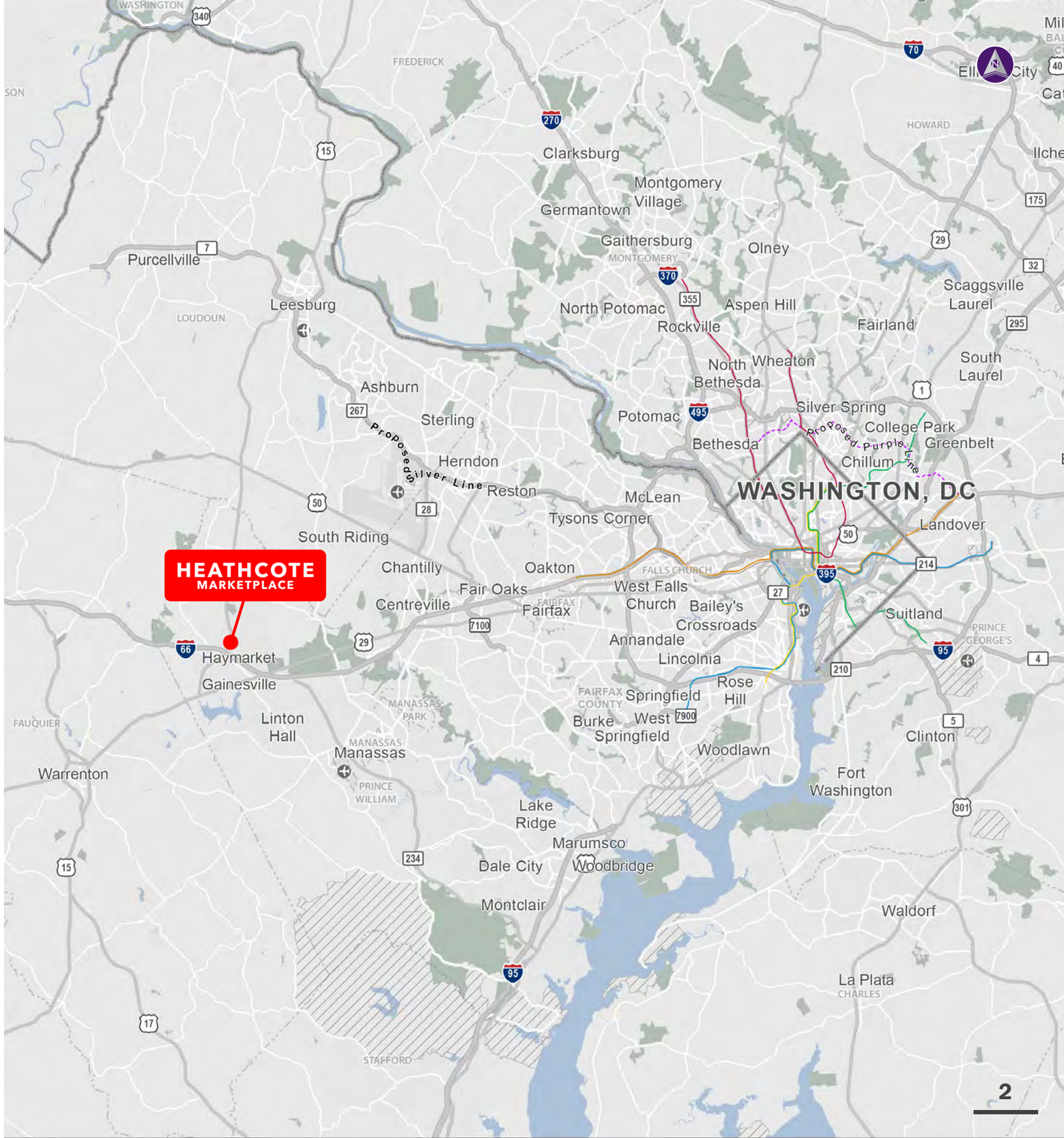
- Located at the major intersection of Route 15 and Heathcote Boulevard, 0.25 miles from I-66/ Route 15 interchange
- Small shop availability
- Highway signage potential
- Zoned B-1
- Traffic counts
  I-66 – 82,000 AAWDT
  Route 15 – 36,000 AAWDT
- Two divisible parcels
  North – 18.49 acres
  South – 12.85 acres

2026 DEMOGRAPHICS

	Total Population	Daytime Population	Median HH Income	Bachelor's/Grad/ Prof Degree
1 MILE	9,106	7,946	$185,616	62.9%
3 MILES	51,252	49,290	$172,434	62.3%
5 MILES	73,937	67,104	$176,869	61.6%

H&R RETAIL — A MEMBER OF CHARLENE RETAIL ADVISORS

BUCHANAN PARTNERS



HEATHCOTE MARKETPLACE

PARCEL A 18.4899 ACRES

PARCEL B 12.8556 ACRES

HEATHCOTE BLVD

OLD CAROLINA RD

36,000 AAWDT

PARK & RIDE

230 parking spaces

UVA HEALTH HAYMARKET MEDICAL CENTER 244 employees

PIEDMONT CLUB HAYMARKET

BULL RUN MIDDLE SCHOOL 1,093 students

JAMES MADISON MARKETPLACE

HAYMARKET V/C

Walmart

KOHL'S

Primrose Schools

Learning Paths ACADEMY

KAISER PERMANENTE

TRUIST

JOHN MARSHALL HWY

CVS

KIDDIE ACADEMY EDUCATIONAL CHILD CARE

VIRGINIA NATIONAL BANK

Chick-fil-A

CROSSROADS V/C

Popeyes

BRUSTER'S real ice cream

crumbl cookies

TACO BELL

FIVE GUYS BURGERS and FRIES

TESLA

Self Storage Plus

Flagship CARWASH CENTER

7-ELEVEN

Wendy's

SHEETZ

13,000 AAWDT

WASHINGTON ST

HEATHCOTE BLVD

THE SHOPS AT HAYMARKET

ALDI

JAMES MADISON HWY 14,000 AAWDT

HAYMARKET ELEMENTARY SCHOOL 969 students

SOMERSET CROSSING DR

82,000 AAWDT

GEORGE G. TYLER ELEMENTARY SCHOOL 468 students

ImagiNation LEARNING CENTER

HERITAGE MARKETPLACE

Harris Teeter

F45

BR baskin robbins

DUNKIN'

HERITAGE VILLAGE PLAZA

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

onelife FITNESS

VIRGINIA GATEWAY

SUPER TARGET

HAVERTYS

Giant

LOWE'S

Cabela's

HomeGoods

DSW

Walgreens

BEST BUY

PETSMART

Total Wine & MORE

HOBBY LOBBY

ULTA

244,000 AAWDT

70,000 AAWDT

BUCKLAND MILLS ELEMENTARY SCHOOL 757 students

GAINESVILLE SQUARE

Flagship CARWASH CENTER

DOLLAR TREE

BANK OF AMERICA

ADVANCE AUTO PARTS

CVS

47,000 AAWDT

LEE HWY

LINTON HALL RD

SOMERSET CROSSING

urban air ADVENTURE PARK

Glory Days GRILL

WELLS FARGO

goodwill

PROMENADE AT VIRGINIA GATEWAY

BJ's

REGAL

J.CREW FACTORY

Nando's PERi-PERi CHICKEN

CAVA

FIREBIRDS WOOD FIRED GRILL

WELLINGTON RD 16,000 AAWDT

LIFETIME

#	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

MARKET CENTER
CONDOS
152 units

Learning Paths ACADEMY

KAISER PERMANENTE®

TRUIST

HEATHCOTE BLVD

36,000 AAWDT

HEATHCOTE
MARKETPLACE

PIEDMONT CLUB
HAYMARKET

UVA HEALTH
HAYMARKET
MEDICAL CENTER
244
employees

6,300 ADT

15

JAMES MADISON HWY

LAND BAY 4
±3.3 ACRES
130 UNITS

9,900 AAWDT

HEATHCOTE BLVD

LAND BAYS
±4.6 ACRES
150 UNITS

LAND BAY 5D

PARK & RIDE
230
parking spaces

15,000 ADT

OLD CAROLINA RD

66

82,000 AAWDT

Site Plan Key
- AVAILABLE
- LEASED







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HAYMARKET, VA



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BUCHANAN PARTNERS

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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