

Heritage Hunt

Gainesville, VA



THE PROPERTY IS OFFERED AT: \$4,750,000

The property consists of approximately 5 acres of vacant land within the 100-acre Heritage Hunt mixed use development at Heathcote Blvd. and Rt. 29/Lee Highway, just north of I-66, in Gainesville, VA. When complete, Heritage Hunt will be home to a diverse array of retail and restaurants, residential communities and professional offices. Heritage Hunt is another example of Buchanan Partners vision and expertise in developing exciting mixed use communities in the Washington Metro market.

The development site, located at the intersection of Rt. 29 (65,938 vpd) and I-66 (109,084 vpd) provides excellent visibility and prominence at the entrance to Heritage Hunt. Located within 5 minutes are Novant Heath, Inova Medical, and other regional health care providers. Additionally, there are over 200 retail and restaurant locations convenient to Heritage Hunt, including Virginia Gateway. Gainesville enjoys a rock solid reputation with strong demographics and economics, which are supportive of Seniors Housing Development as the following tables illustrate:

Market Demographics

	5 Mile	10 Mile
Population	114,853	369,057
21-24 Age Cohort	5,260	17,872
25-34 Age Cohort	13,695	48,535
35-44 Age Cohort	18,937	59,103
45-64 Age Cohort	27,468	93,881
75+ Age Cohort	3,580	10,363
Average HH Inc (2015 est.)	\$131,635	\$129,571
Med. Owner Housing Value	\$418,217	\$407,534

Seniors Housing Data

Competition within 5-mile trade area

	Monthly	Occupancy
Assisted Living	\$4,758	96%
Memory Care	\$6,300	100%
Independent Living	\$3,812	96%

Property Documents

MASTER PLAN

SURVEY

DEMOGRAPHICS

NIC PROPERTY REPORT

Contact Us

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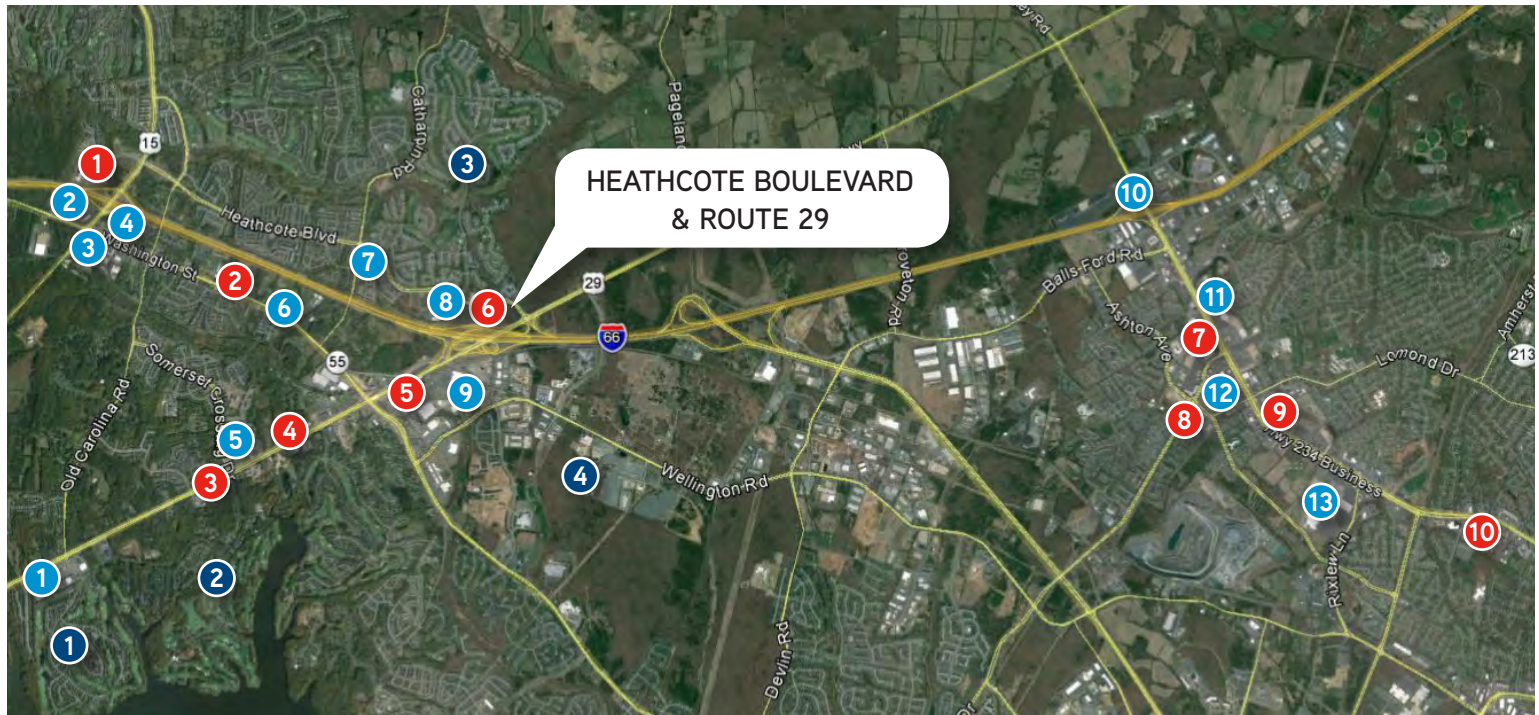
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AMENITIES MAP



HOSPITALS & MEDICAL CENTERS

- | | |
|------------------------------------------------------------|----------------------------------------------------|
| 1 Novant Health UVA Haymarket Medical Center | 6 Inova Medical Group - Gainesville |
| 2 Nova Medical & Urgent Care Center | 7 Manassas Medical Center |
| 3 Patient First | 8 Prince William Family Medicine |
| 4 Gainesville Urgent Medical & Gainesville Family Practice | 9 Inova Urgent Care - Manassas |
| 5 Virginia Gateway Urgent Care | 10 Novant Health UVA Prince William Medical Center |

RETAIL - SHOPPING & DINING

- | | |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 The Shops at Stonewall - Wegmans, Michaels, Bertucci's Italian Restaurant, Dunkin' Donuts | 8 Heritage Village Plaza - Gainesville Pharmacy, Jimbo's Grill, Subway & Taste of Asian Restaurant |
| 2 Wal-Mart, Kohl's & Starbucks | 9 Virginia Gateway - Best Buy, BJ's Wholesale Club, Chick-Fil-A, Famous Dave's, Firebirds Wood Fired Grill, Giant, IHOP, Panera Bread, Regal Cinemas, Ruby Tuesday, Starbucks, Target & Walgreens |
| 3 Food Lion, McDonald's, Papa John's & Subway | 10 Cracker Barrel & Golden Corral |
| 4 CVS Pharmacy | 11 Olive Garden & Red Lobster |
| 5 Somerset Crossing - Bonefish Grill, China Inn, Glory Days Grill & Ledo Pizza | 12 Costco Wholesale |
| 6 Pizza Hut & United States Post Office | 13 Manassas Mall |
| 7 Harris Teeter | |

POINTS OF INTEREST

- 1 Stonewall Golf Club
- 2 Robert Trent Jones Golf Club
- 3 Heritage Hunt Country Club
- 4 Jiffy Lube Live Amphitheater

I-495 - 25 miles E

Dulles International Airport - 20 miles NE

Ronald Reagan Washington National Airport - 35 miles E