

For Sale > Somerset Crossing

7471 SOMERSET CROSSING DRIVE | GAINESVILLE, VA 20155



PROPERTY HIGHLIGHTS

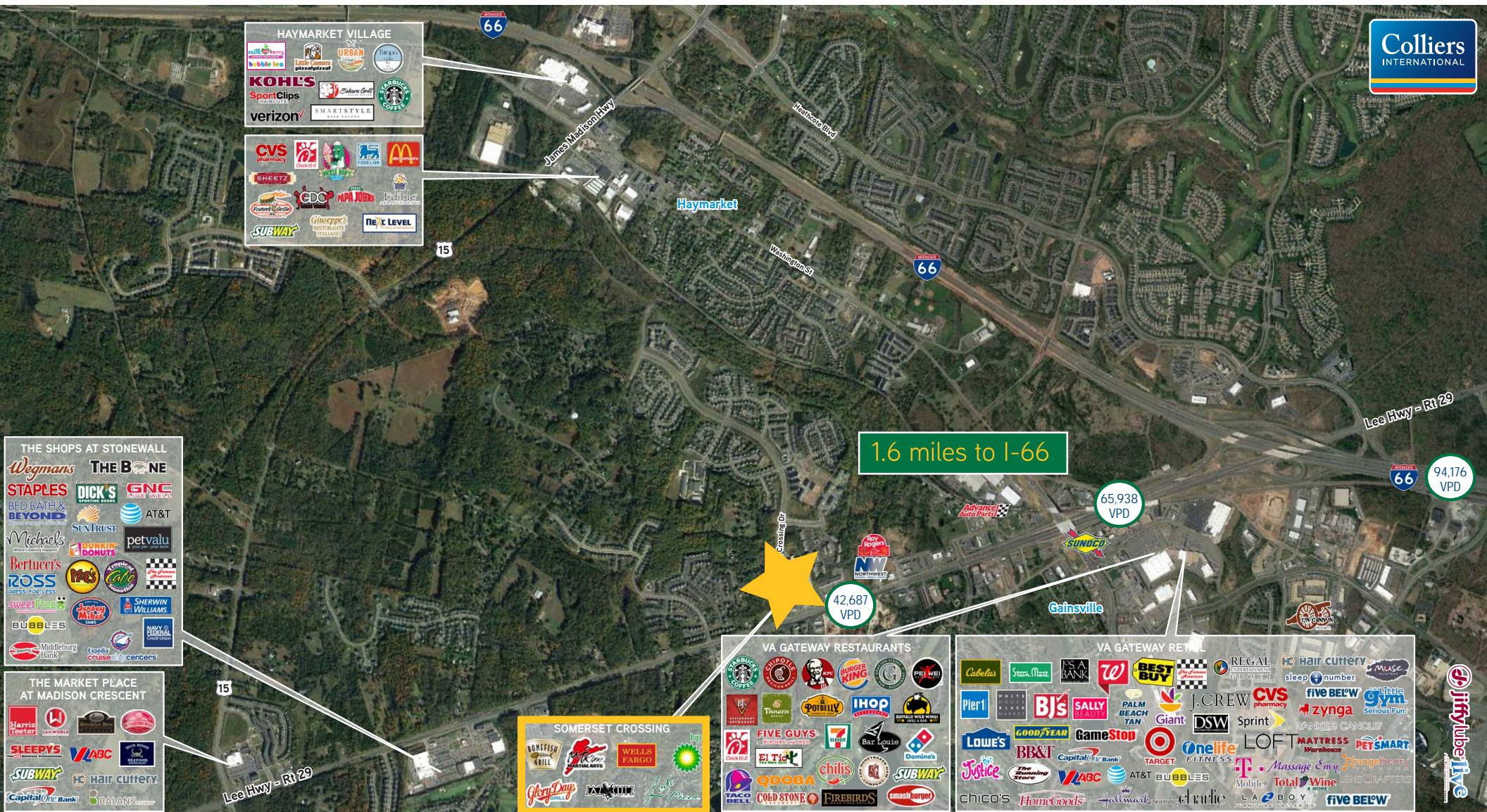
- Shopping Center for Sale in affluent suburban Northern Virginia/Washington D.C. market
- Strong traffic counts at signalized intersection
- Good co-tenancy with Wells Fargo, Glory Days Grill & Bonefish Grill
- 104,128 SF that is 94% leased in dense retail trade area
- Built in 2003

*Leased to SFW through 2023(dark)"

DEMOGRAPHIC FACTS	1 mile	3 miles	5 miles
Population	7,384	48,183	84,062
Growth 2010-2017	20.1%	21.42%	20.55%
Average HH Income	\$128,203	\$145,048	\$148,073
Family Households	76.7%	81.5%	83.2%



Somerset Crossing



Somerset Crossing



CONTACT US:

MARTIN BLUM CCIM

804 591 2408

martin.blum@colliers.com

COLLIERS INTERNATIONAL

7200 Glen Forest Drive, Suite 200

Richmond, VA 23226

804 788 1000

BOB BROWNING

703 394 4812

bob.browning@colliers.com

COLLIERS INTERNATIONAL

7900 Tysons Corner One Place

Suite 260

McLean, VA 22102

703 394 4800

www.colliers.com

Suite #	Tenant	SF
1	**Shoppers Food & Pharmacy	67,045
2	Jaz Cutz	1,200
3	Vapez Lounge	1,200
4	Bella Nail Boutique	1,200
5	Vacant	1,200
6-8	Mountain Kim Martial Art	4,800
9	China Inn	1,600
10	Vacant	1,600
11-12	Pho Ha Linh Vietnamese	3,200
13	Vacant	1,600

Suite #	Tenant	SF
14	Ledo Pizza	2,000
15	Vacant	1,200
16	Kumon	1,440
17	Musashi Japanese Steak	4,160
18	Jazzercise	2,023
19	Snap Fitness	3,000
20	*Bonefish Grill	outparcel
21	*BP Gas	outparcel
22	*Wells Fargo	outparcel
23	Glory Days Grill	5,660

*Not included in sale

**Leased to SFW through 2023 (dark)

The information contained herein was obtained from sources, believed reliable, however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. File name: SomersetCrossing_TeaserSale rev 8-31-17

