

FOR LEASE Available Immediately



Somerset Crossing

7523 Somerset Crossing Drive, Gainesville, VA 20155

Overview

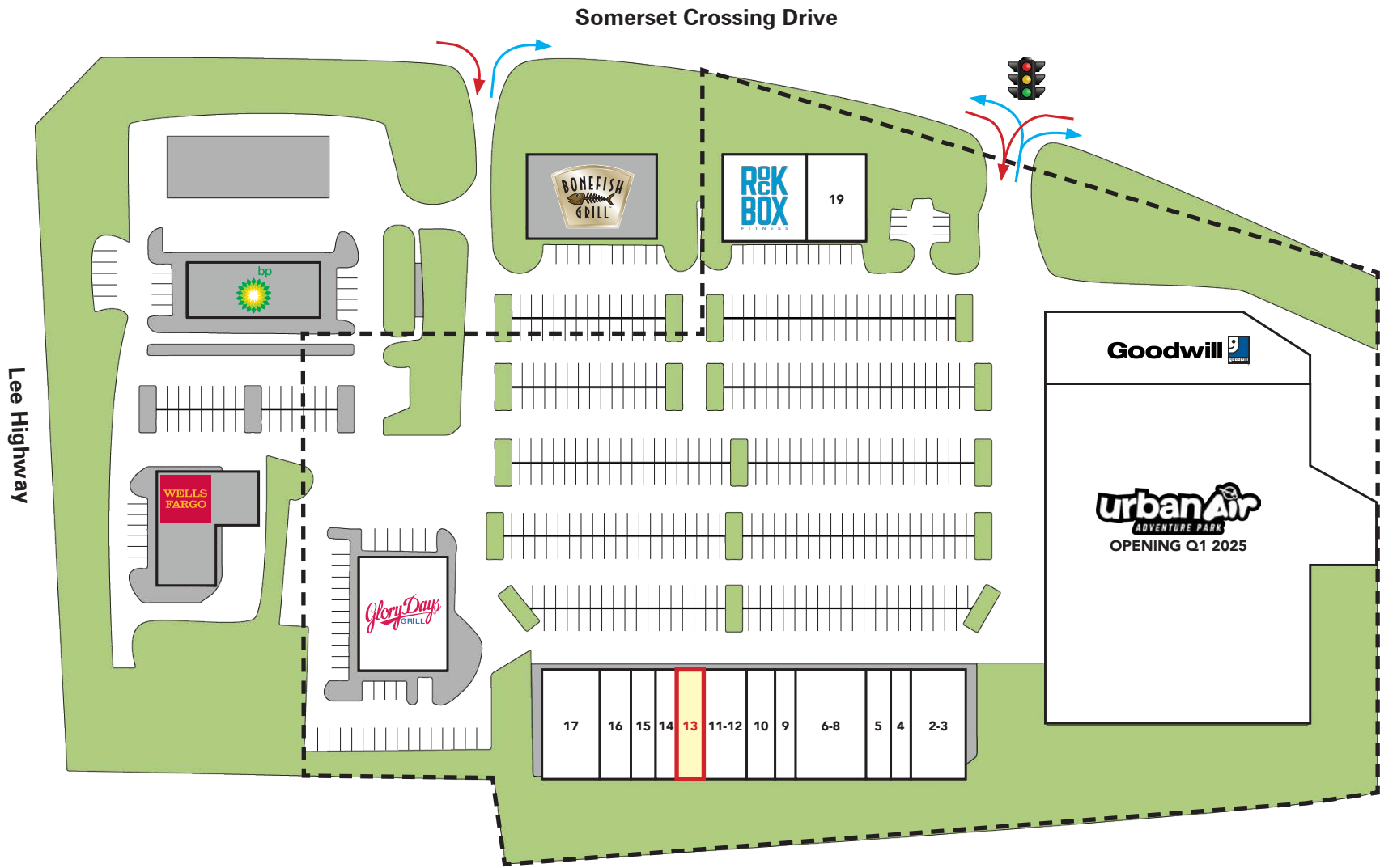
- Urban Air Adventure Park opening Q1 2025
- Small shop in-line space available immediately

Quick Facts

Availability: Immediate
 Size: 1,600 square feet
 Rental Rate: TBD
 Net Charges: TBD
 Co-Tenants:



2024 Demographics	1 mile	3 miles	5 miles
POPULATION	8,562	53,604	94,402
HOUSEHOLDS	2,834	17,353	30,123
AVG. HH INCOME	\$146,836	\$176,169	\$187,642
DAYTIME POPULATION	8,452	47,003	84,989
TRAFFIC COUNT	44,000 AADT (Lee Hwy)	7,000 AADT (Somerset Crossing Dr)	



SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)	SPACE	TENANT	SIZE (SF)
1	Urban Air - Opening Winter 2025	67,500	10	Star Dog Salon	1,600	17	Musashi Japanese Steak	4,160	23	Wells Fargo	outparcel
2-3	Tobaco & Vape	2,400	11-12	Sazón Latina	3,200	18	Rock Box Fitness	3,200	24	Glory Days Grill	5,660
4	Bella Nail Boutique	1,200	13	AVAILABLE	1,600	19	Dental Group	2,126			
5	Premier Clientele Barbershop	1,200	14	Ledo Pizza	2,000	20	Goodwill	10,000			
6-8	Dynamic Kick Martial Arts	4,800	15	Postal Plus	1,200	21	Bonefish Grill	outparcel			
9	China Inn	1,600	16	Kumon	1,440	22	BP Gas	outparcel			

