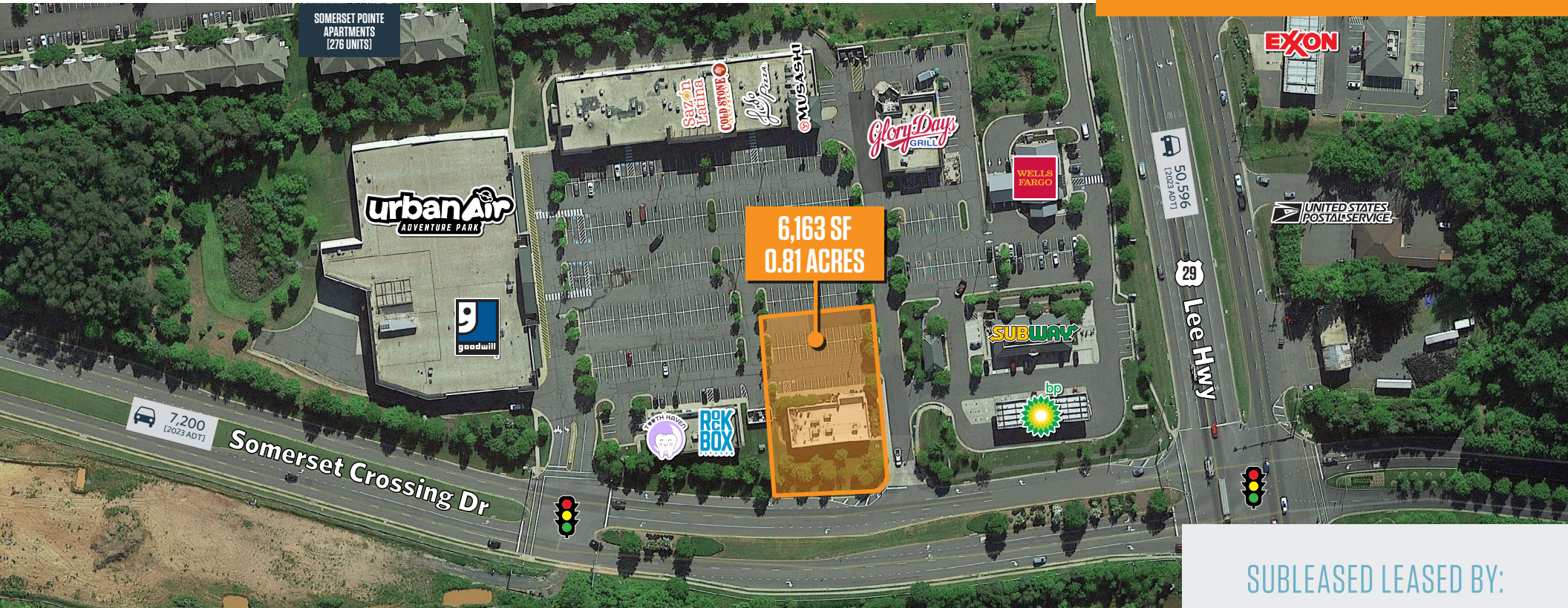


# 7611 SOMERSET CROSSING

7611 Somerset Crossing, Gainesville, VA 20155  
Prince William County

2<sup>ND</sup> GENERATION RESTAURANT



SUBLEASED LEASED BY:

**klnb**

JOIN

**Urban Air**  
ADVENTURE PARK

*LeDo*  
PIZZA

**COLD STONE**  
CREAMERY

*Glory Days*  
GRILL

**WELLS**  
FARGO

**REKBOX**  
FITNESS

## RETAIL FOR SUBLEASE

- 6,163 SF freestanding restaurant on 0.81 acres available for Sub-Lease.
- Term Expires: 3/31/2032.
- Located in Somerset Crossing anchored by Urban Air Adventure Park.
- Ample surface parking.

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## MARKET AERIAL



Gainesville  
Prince William County | Virginia

### klNb

- Google Earth Pro -  
2024 Aerial Photograph  
While we have no reason to doubt the accuracy of  
any of the information supplied, we cannot,  
and do not, guarantee its accuracy.

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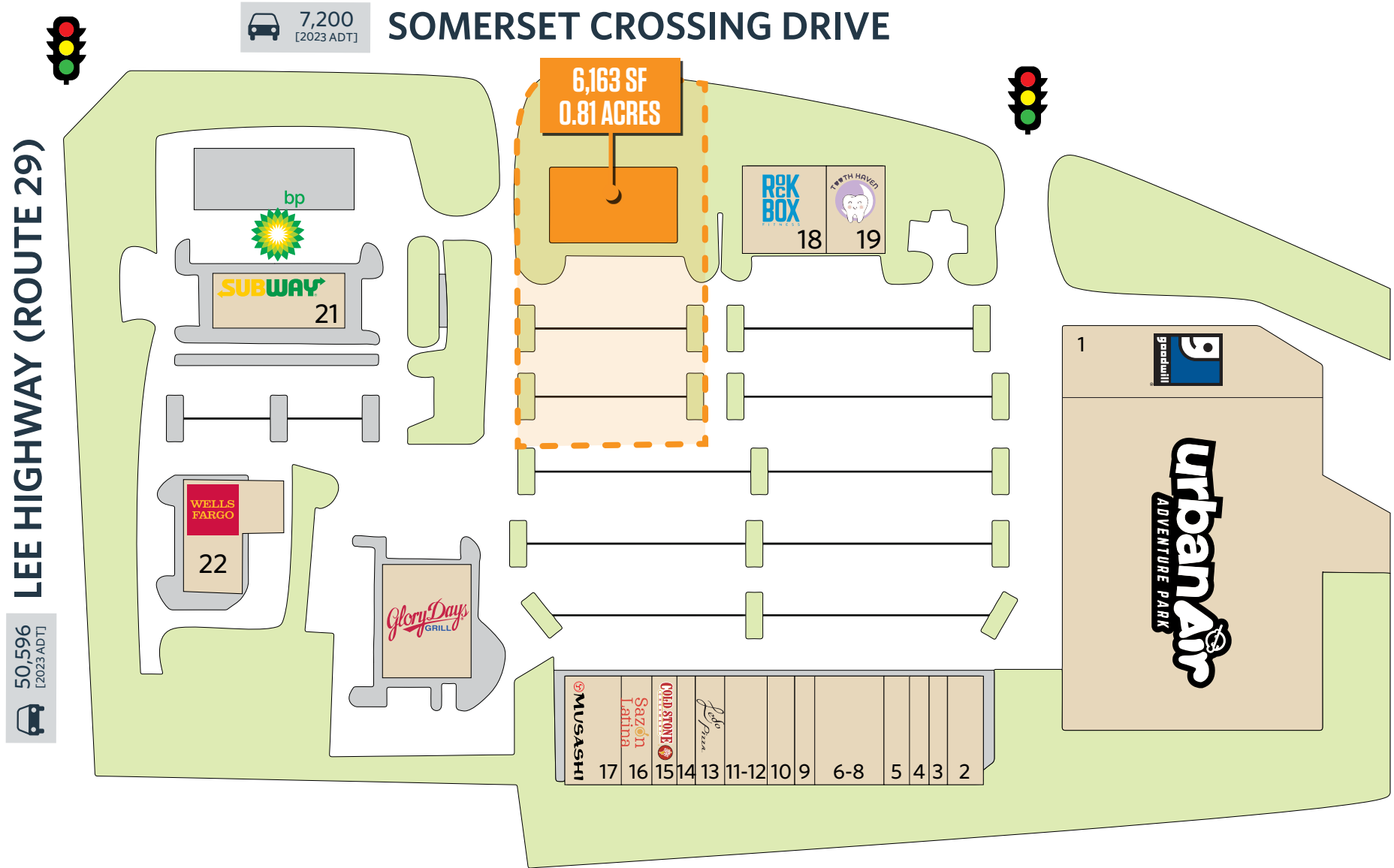
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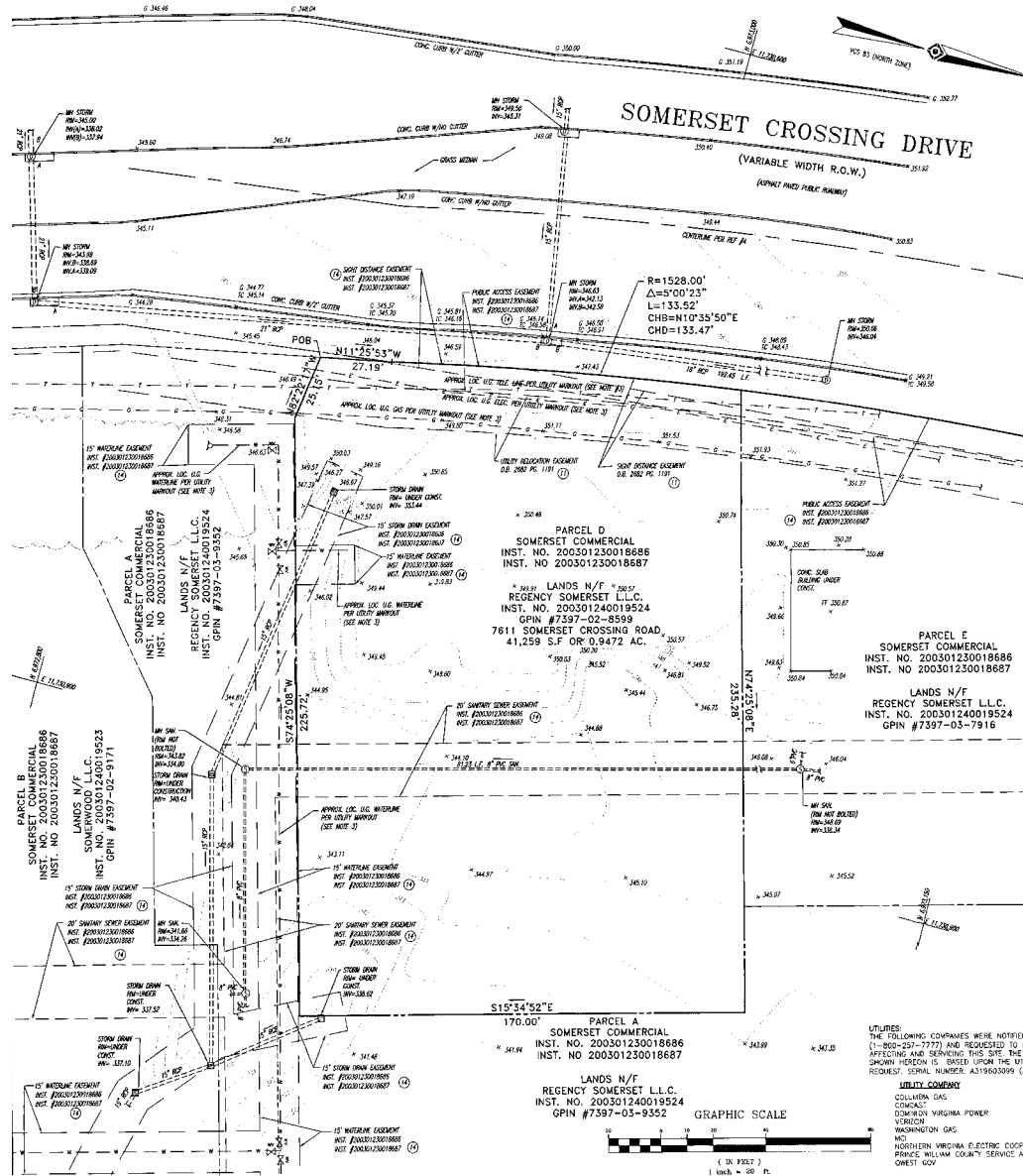
## SITE PLAN



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SURVEY



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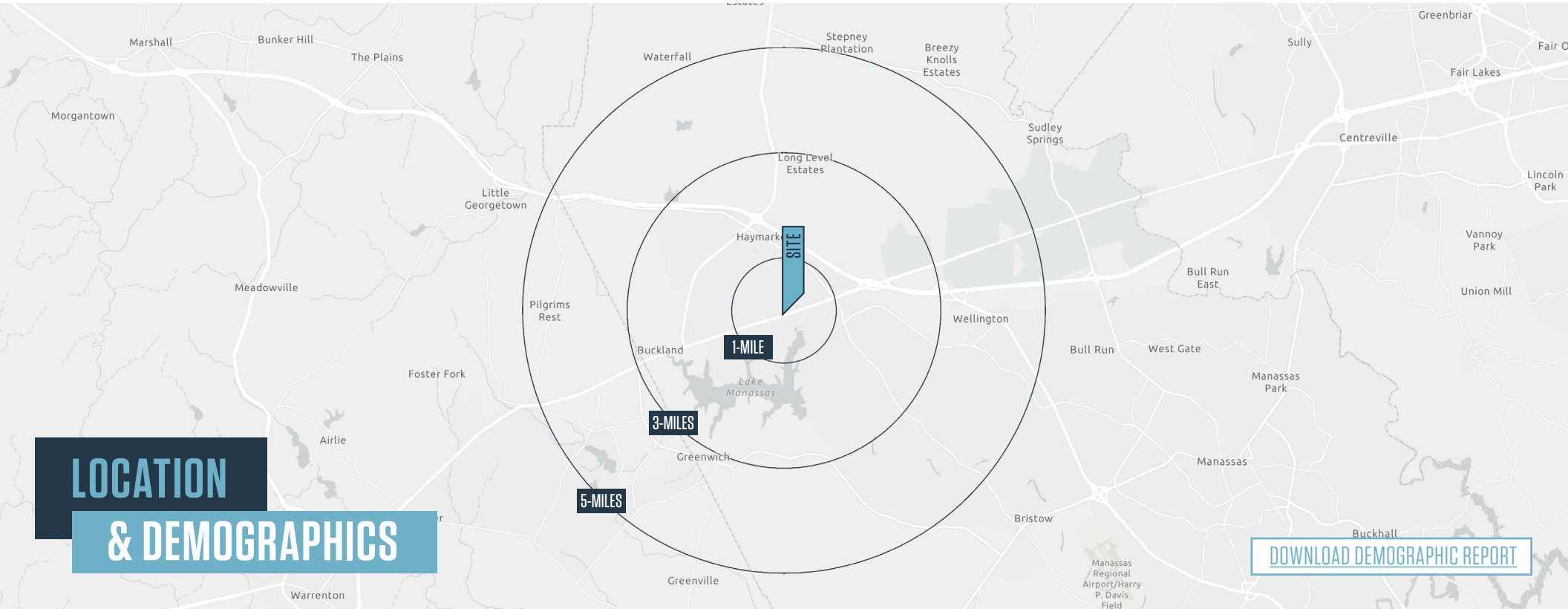
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## LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023

|                      |            |
|----------------------|------------|
| Lee Hwy [Rt. 29]     | 50,596 ADT |
| Somerset Crossing Dr | 7,200 ADT  |

|  | 1-MILE                      | 3-MILES | 5-MILES |  |                                       |                        |
|--|-----------------------------|---------|---------|--|---------------------------------------|------------------------|
|  | Population<br>8,539         | 56,548  | 95,799  |  | Households<br>2,809                   | 18,217<br>30,733       |
|  | Daytime Population<br>7,388 | 51,607  | 86,253  |  | Average Household Income<br>\$172,358 | \$197,559<br>\$205,222 |

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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