

Pad Site Available

Planned Retail Development

Fauquier Crossing

New Baltimore (Fauquier County), Virginia 20187



Future 17,500^{+/-} SF GLA
Pad and Retail Center

Prime Pad
Endcaps, and In-line Space
Available

Retail Development Project Profile

Fauquier Crossing is a proposed 6-acre commercial center and 2-acre commercial center fronting on Rt. 29 at its intersection with Broad Run Church Rd. (Rt. 600) in New Baltimore, VA. The site is equidistant to Warrenton and Gainesville. The project will have four entrances (three new). The Project's preliminary site plan features one pad site and a multi-tenant retail building. Public water and sewer were delivered in 2007. Retail development is a "by right" use in C-2 zoning.

Site Highlights

- **Excellent Location:** Fauquier Crossing is the largest and best remaining retail site in the 10-mile corridor between Warrenton and Gainesville, two of the fastest growing submarkets in northern Virginia. The site has approximately 880 linear feet fronting along Route 29.
- **Dominant Retail Site:** Fauquier Crossing sits on the prime intersection within the New Baltimore Service District with almost no other viable retail sites available.
- **Robust Commuter Traffic:** Per the 2021-22 VDOT AADT report, more than 56,704 CPD pass the site. Fauquier Crossing lies at the only lighted intersection in New Baltimore and on a major commuting route with multiple curb cuts on Rt. 29 and Rt. 600.
- **Affluent, Growing Residential Population:** The trade area boasts a median household income of \$157K. More than 5,500 new homes have delivered over the past 10 years or are planned for construction nearby. New SFD home prices range \$455K-\$850K.
- **Availability:** Pad site and strip retail bays ranging from 1,200 to 9,000 SF GLA.

For leasing information contact:

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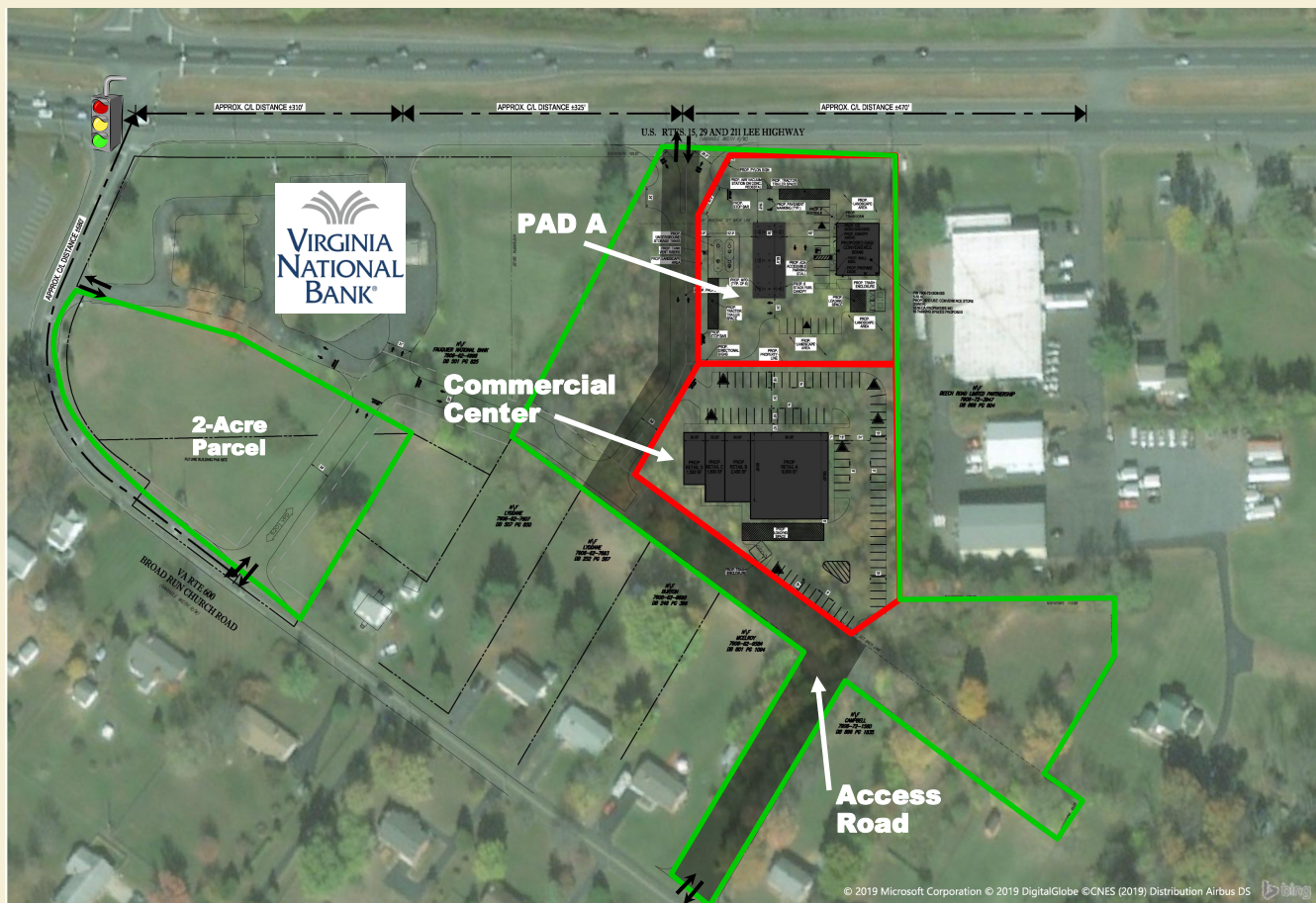


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Fauquier Crossing

Site Plan

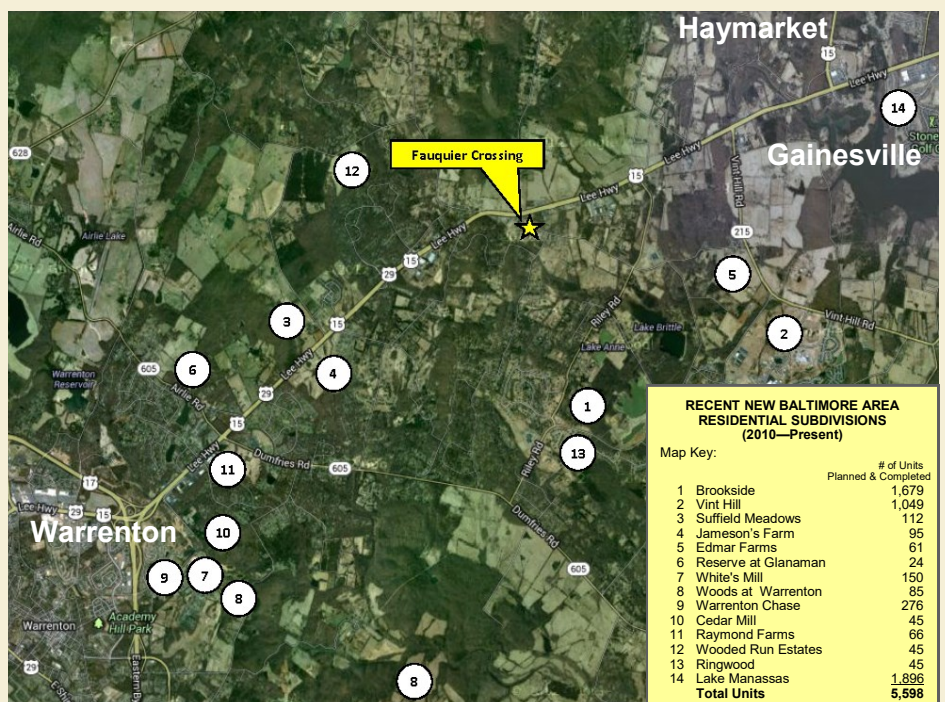


2021 Demographics

	<u>3 Mile</u>	<u>5 Mile</u>
Population	12,713	87,754
Average HHI	\$159,989	\$157,554
# of Households	4,332	10,640
Office Population	7,203	31,309

Traffic Counts (Per VDOT)

Rt. 29/15 at Rt. 600:	52,504 CPD (2022)
Rt. 600 at Rt. 29/15:	4,200 CPD (2021)
Total:	56,704 CPD



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