

# BEALETON GATEWAY

BEALETON, VA

JOIN SHEETZ - PAD SITES & SHOP SPACE AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# BEALETON GATEWAY

## BEALETON, VA

- | Anchored by Sheetz, this 10-acre development is positioned at the main intersection in Bealeton, Fauquier County
- | Highly accessible from both Rt 28 (Catlett Rd) as well as Rt 17
- | Lot 2: available for ground lease and up to 10,000 SF of shop space leasing with drive thru approvals
- | Lot 3: available for ground lease or sale, with C2 zoning and permitted for all commercial uses

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	3,711	8,228	14,378
 DAYTIME POPULATION	2,780	5,744	10,183
 HOUSEHOLD INCOME	\$108,161	\$103,973	\$104,462
 TRAFFIC COUNTS	20,000 on Route 17		

### AREA RETAILERS



**BEALETON GATEWAY**  
BEALETON, VA

**MARSH ROAD**

**BEALETON VILLAGE CENTER**

**Pizza Hut** **FOOD LION** **RITE AID** **McDonald's**  
**7-ELEVEN** **TRUIST** **FAMILY DOLLAR**

**28**

**VA STATE ROUTE 28 13,000 VPD**

**28**

**SHEETZ**  
FRESH FOOD  
MADE TO ORDER

**LOUISIANA KITCHEN**  
**POPEYES**

**SUBWAY**

**DQ**

**ABC**

**Advance Auto Parts**

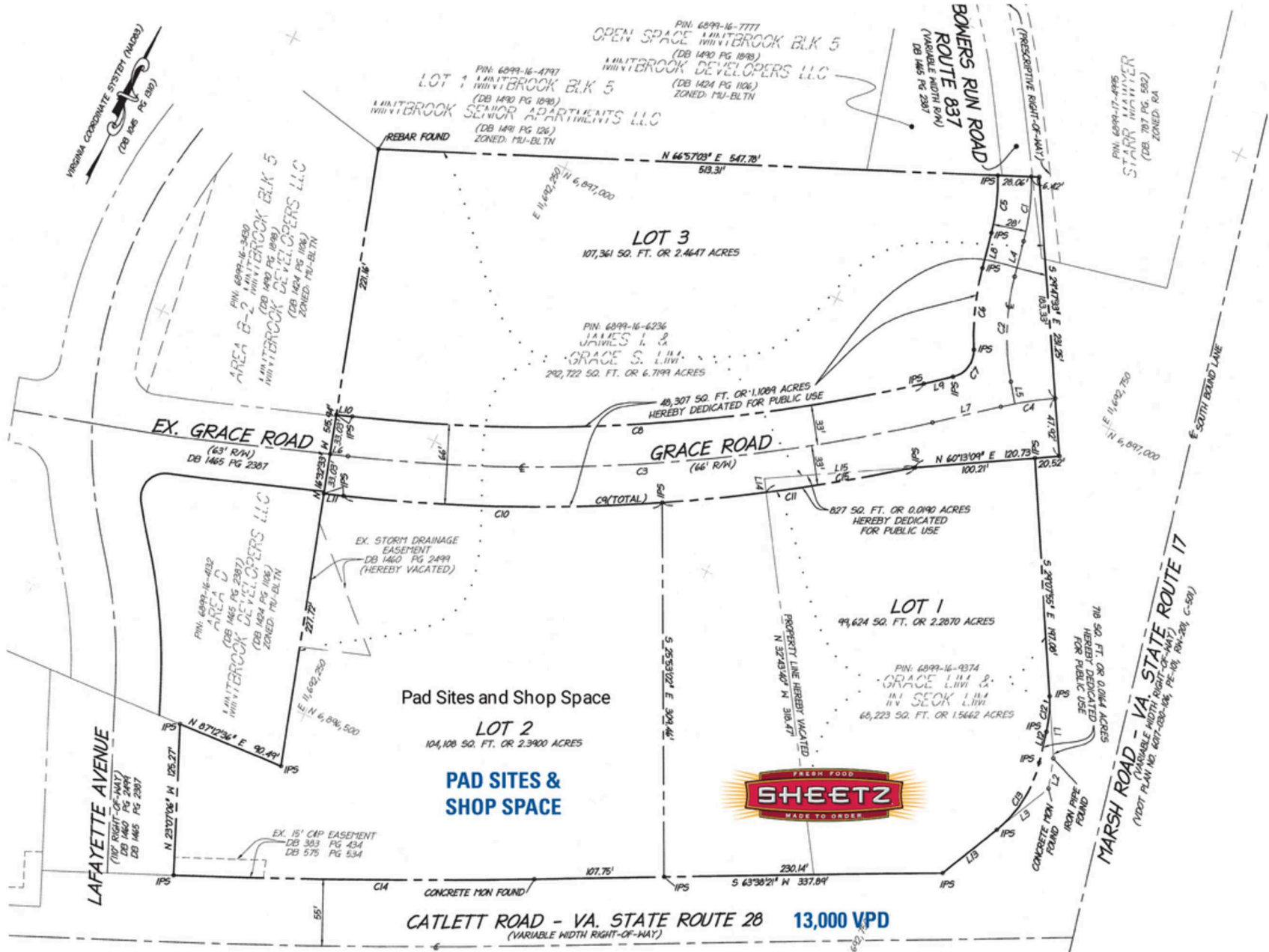
**Little Caesars**

**MARSH ROAD**

# SPACE PLAN

BEALETON GATEWAY | BEALETON, VA

99,264 - 107,361 SF AVAILABLE





**BEALETON GATEWAY | 6344-6354 CATLETT ROAD, BEALETON, VA**

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