

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 2025

	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



28



VA STATE ROUTE 28 13,000 VPD

28

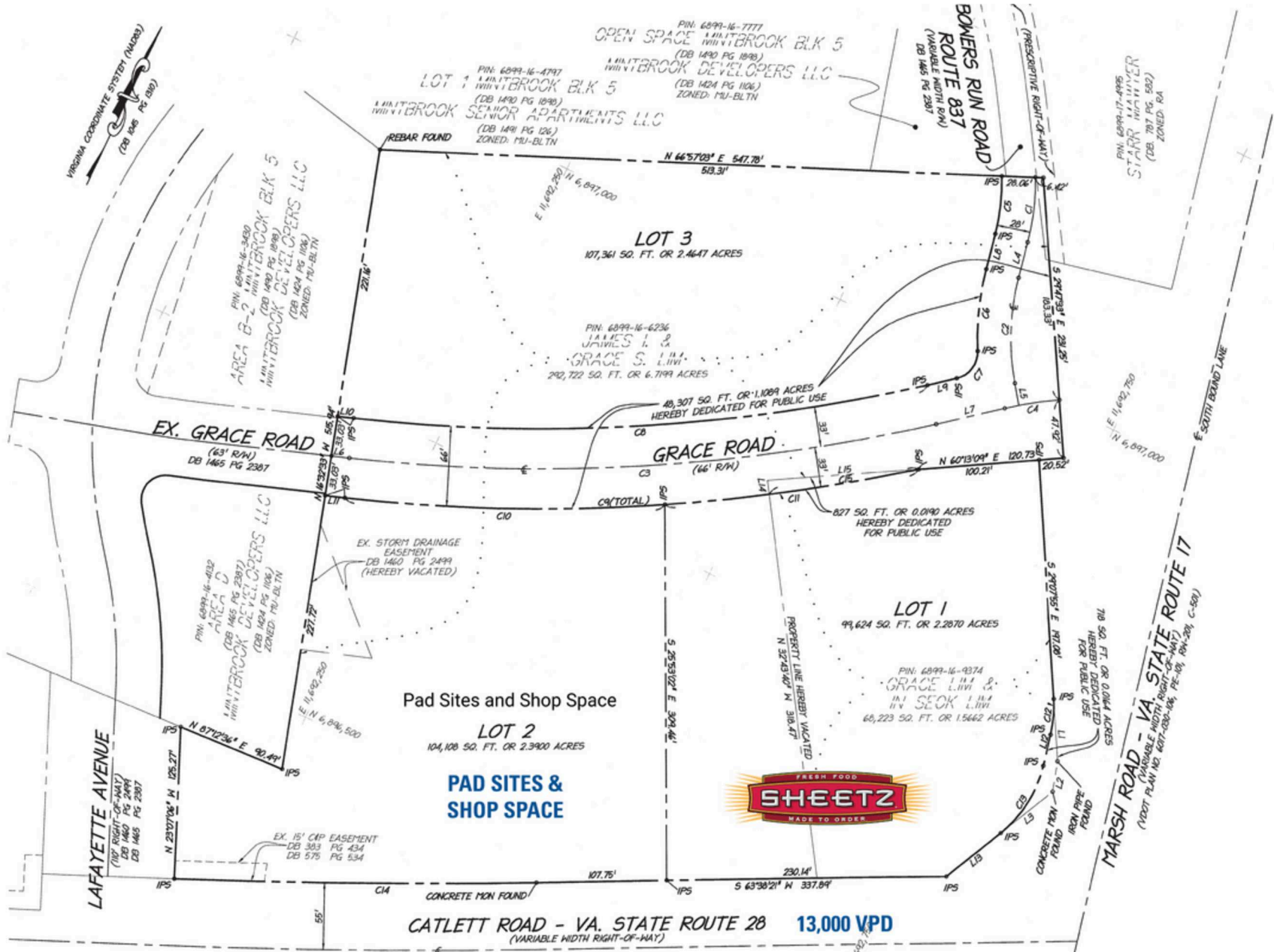


MARSH ROAD

SPACE PLAN

BEALETON GATEWAY | BEALETON, VA

99,264 - 107,361 SF AVAILABLE





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

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