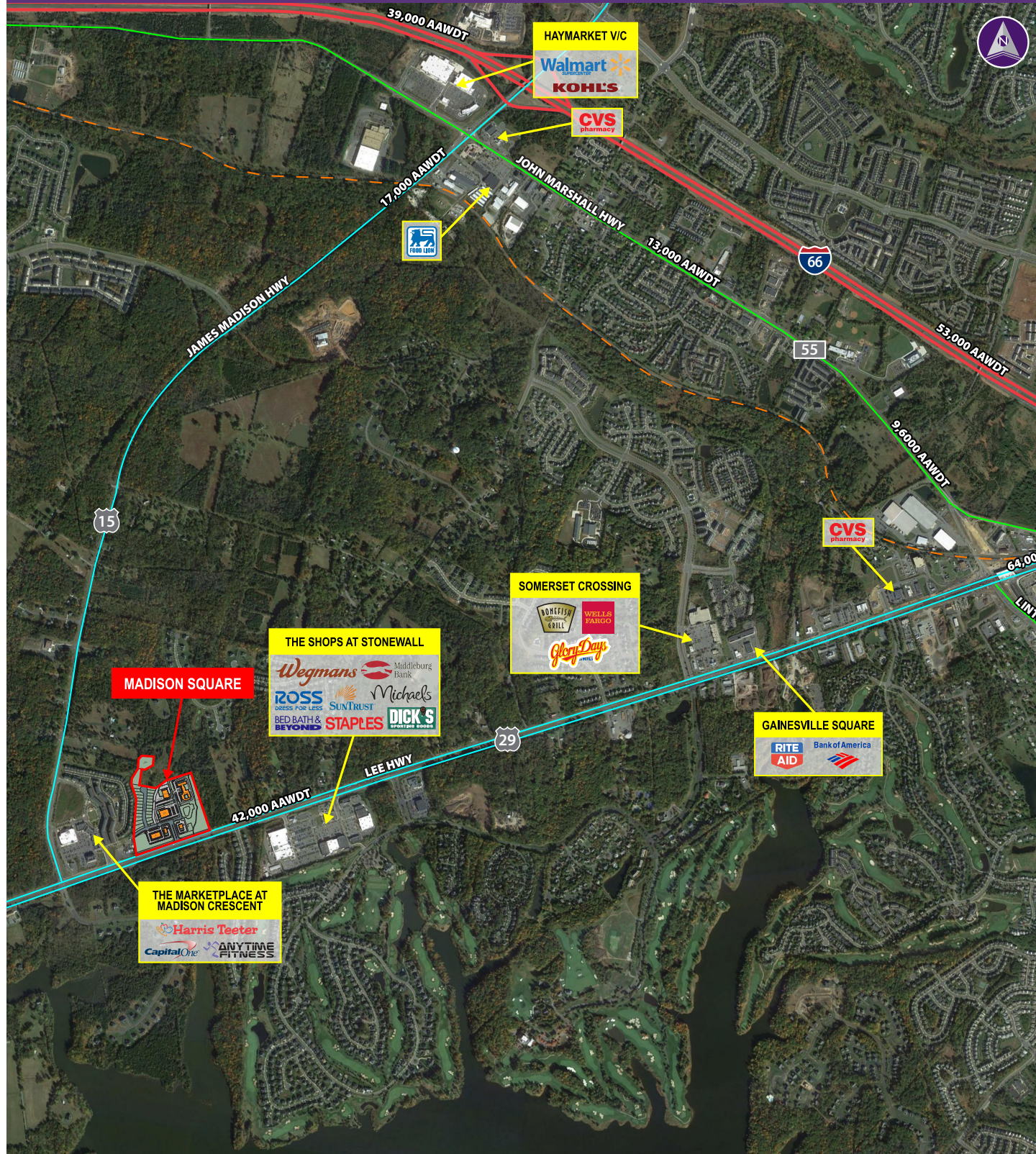


# MADISON SQUARE ■ GAINESVILLE, VA

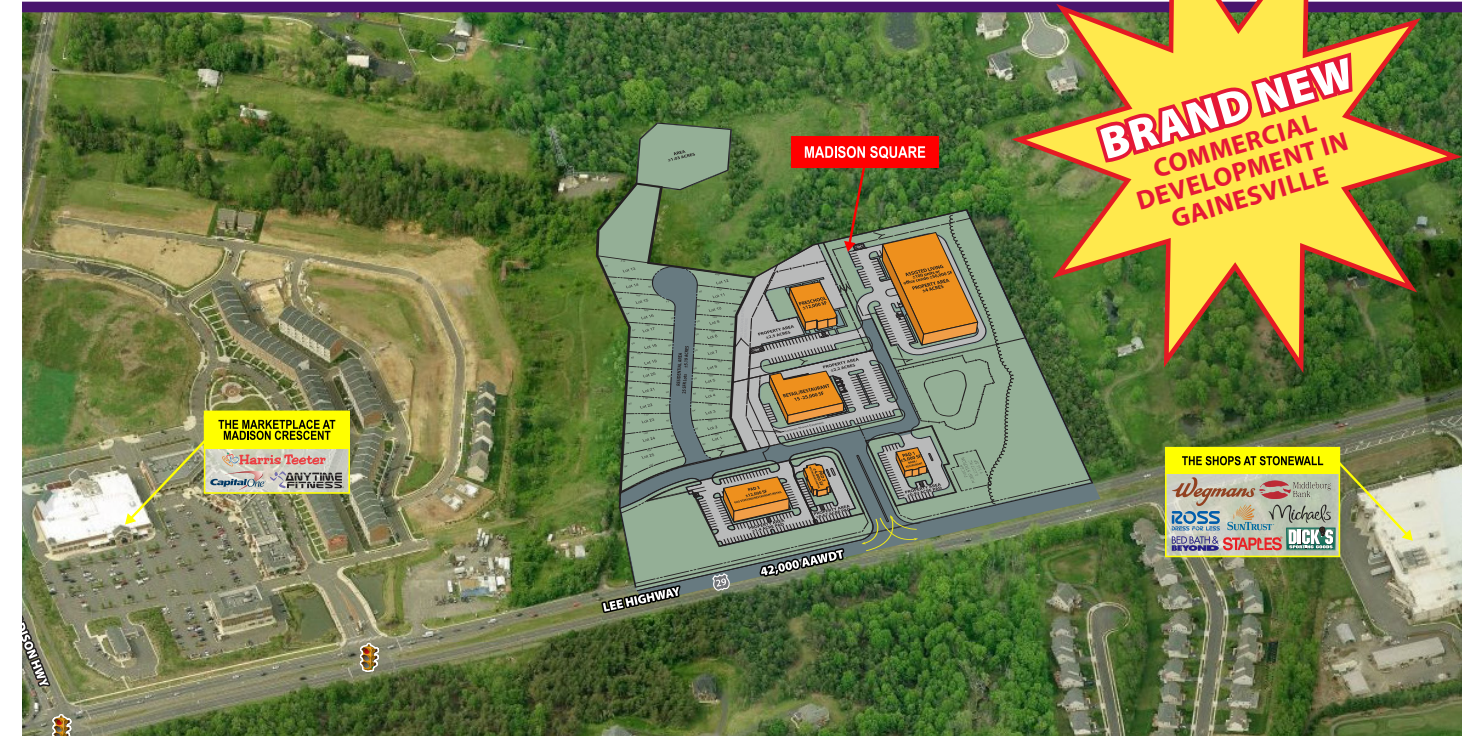


Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

# Madison Square

GAINESVILLE, VA 20155

**New Development Spaces Available**



## Property Highlights

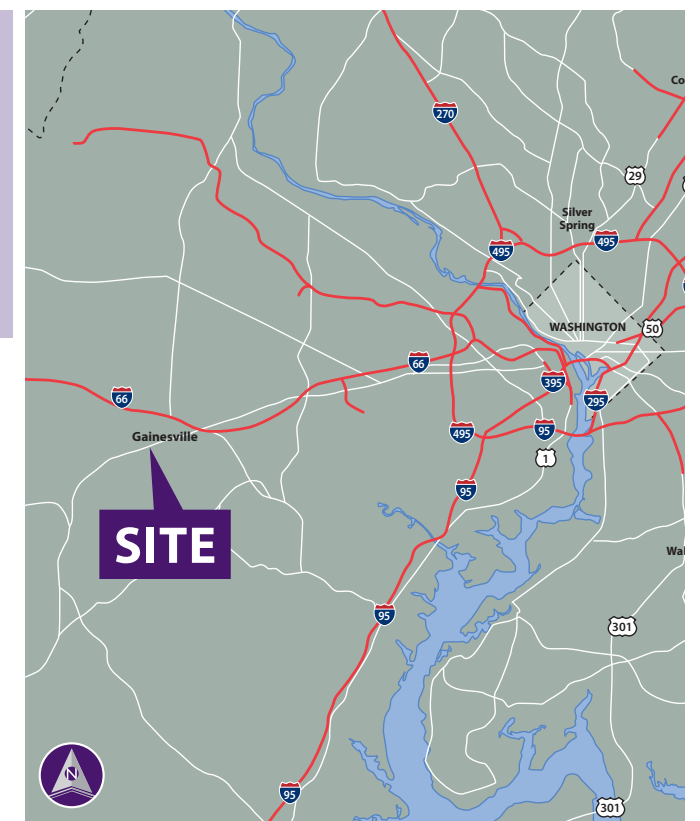
- Pad sites available for lease or sale
- New strip buildings available for lease
- Drive-Thru available for restaurant and bank
- Over 42,000 vehicles per day
- Seeking gas stations, restaurants, day care/school operators and assisted living groups.

## Demographics (2016 Estimated)

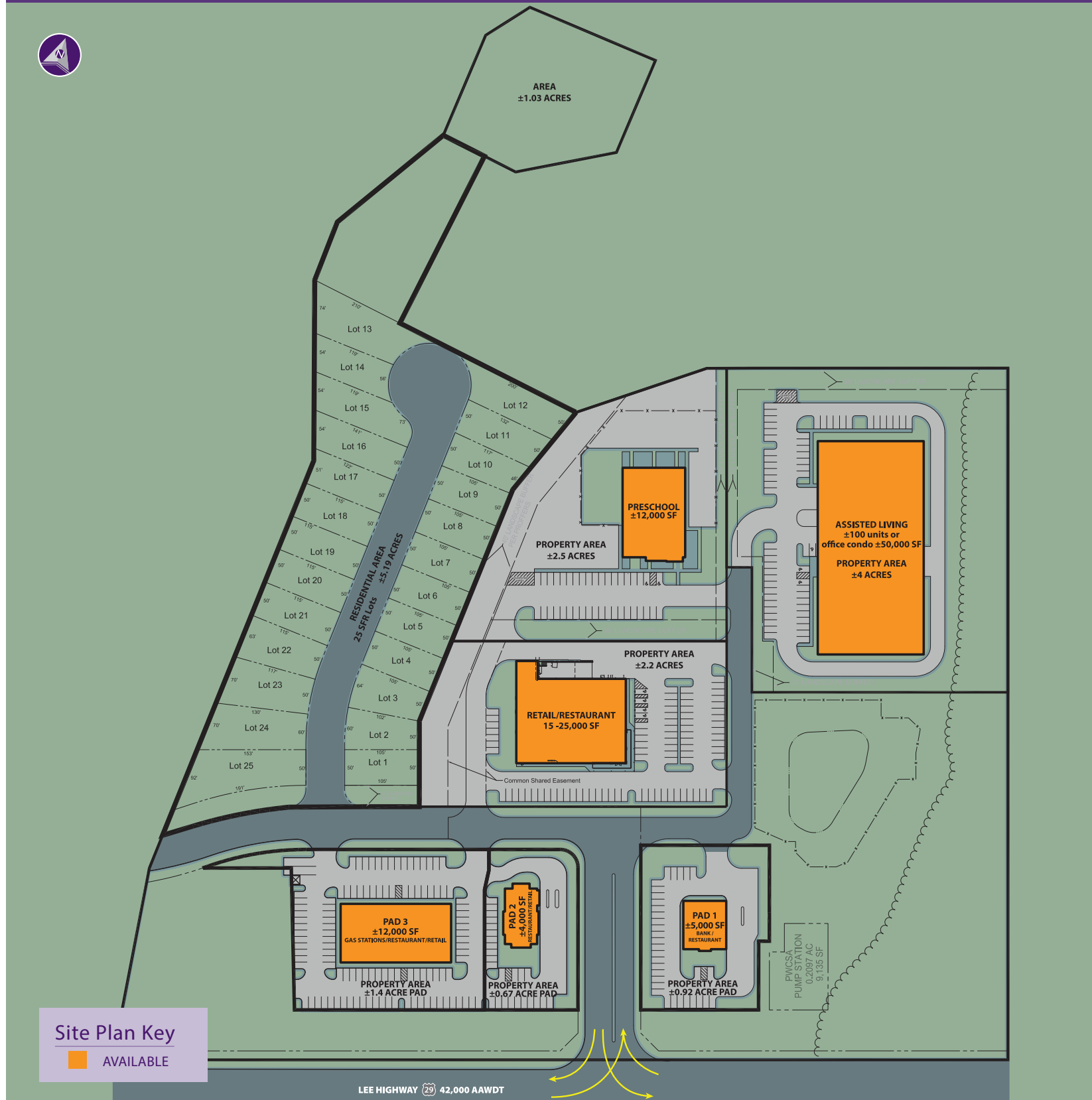
	1 Mile	3 Mile	5 Mile
Population	2,498	26,628	72,742
Average HH Income	\$214,570	\$138,512	\$146,007
Daytime Population	1,263	10,844	21,596

## Please Contact

**Brian C. Mitchell**  
 240.482.3604 (direct)  
 301.656.3030 (office)  
 bmittchell@hrretail.com



**MADISON SQUARE ■ GAINESVILLE, VA**



**Site Plan Key**  
 AVAILABLE

