



BEALETON GATEWAY

Bealeton, VA



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Ideally positioned at the signalized intersection of Route 28 and Route 17, Bealeton Gateway creates an easy accessibility and versatility to retailers setting up shop. Anchored by Sheetz, this 10-acre development has two lots available at the main signalized intersection for the town of Bealeton.



2025 Demographics

	1 mi.	3 mi.	5 mi.
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		

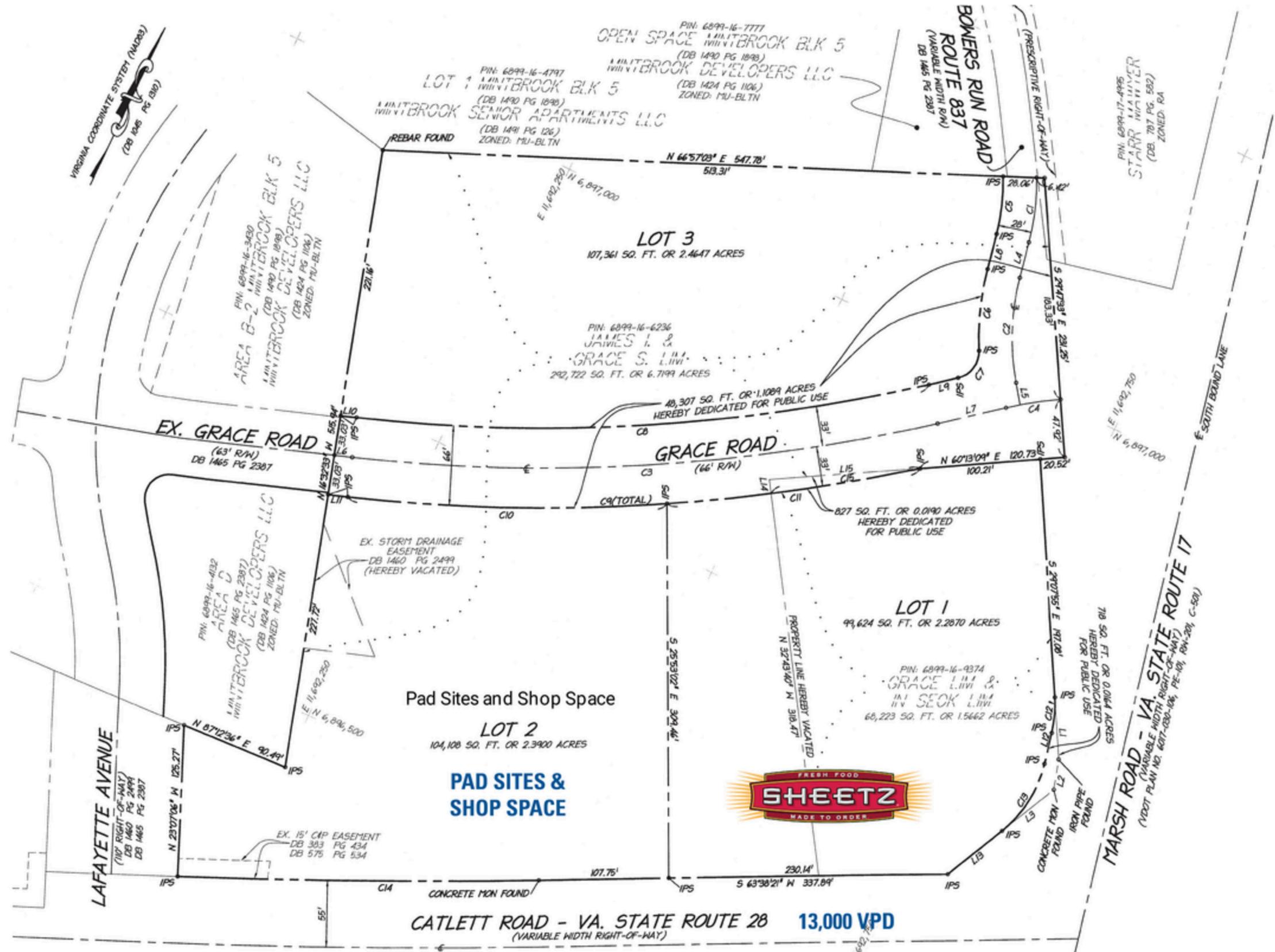
Area Retailers





Space Plan

● Space Available



The Property



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