



BEALETON GATEWAY

Bealeton, VA

RAPPAPORT
CULTIVATING PLACES

Bealeton, VA

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 Available



The Property



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