

Retail

Space #	Tenant Name	Space SF
A1	BJ's Restaurant & Brewhouse	8,376
B	IHOP	4,903
B1A	Mission BBQ	3,600
B1B	Pure Barre	1,347
B2A	Amazing Lash Studio	1,440
B2B	Hammer & Nails	2,097
B2C	StretchLab	1,233
B3	Athleta	3,718
B4	J.Crew Factory	6,389
C	Rockwood	4,948
C1	Firebirds Wood Fired Grill	6,970
D	Shotted	6,779
D1	Nando's Peri Peri	3,482
D2	Muse Paintbar	2,404
D3	LensCrafters	3,499
D4	Available	4,421
D5	T-Mobile	1,832
D6	Smashburger	1,935
E	The QUI Korean BBQ	6,013

Space #	Tenant Name	Space SF
E1	Regal Cinemas	58,961
E4100	Mahana Fresh	3,000
E4105	Banner's Hallmark	5,654
E4110	Five Below	7,477
E4115	Palm Beach Tan	3,317
F1	Moby Dick	1,784
F100	Qdoba Mexican Grill	2,431
F105	Cold Stone Creamery	1,440
F110	Paisano's Pizza	1,596
F115	Club Pilates	1,918
F115A	Northern Virginia Orthodontics	2,210
F120	Chico's	3,801
F125	Potbelly Sandwich Shop	2,482
F2	RareTea	1,250
F3	Charming Nail Spa	1,824
F4	Hobby Lobby	42,108
F4P	Grace Jewelers	1,377
F5	Sleep Number	2,191
F6	Bar Louie	6,082



Retail

Space #	Tenant Name	Space SF
G1	White House/Black Market	3,534
G100	Starbucks	1,600
G105	UPS Store	1,584
G110	MyEyeDr.	1,728
G115	AT&T	1,752
G120	xfinity	2,737
G125	Panera Bread	5,042
G2	Loft	5,460
G3	Soma	2,518
G4	Havertys Furniture	28,566
G4P	Francesca's Collections	1,385
G5	Trummer's Coffee & Wine Bar	1,418
H1	MOD Pizza	2,678
H100	Bonchon	1,738
H105	Available	1,502
H110	PR at Partners	3,001
H115	GameStop	1,602
H120	European Wax Center	1,822
H125	Bubbles	1,180

Space #	Tenant Name	Space SF
H130	Nothing Bundt Cakes	2,560
H135	Passion Fin	2,505
H2	Available	2,474
H2A	Available	0
H3	Cava Grill	2,623
H4	Total Wine & More	18,527
I1	Uncle Julio's	8,200
I100	Running Store	2,946
I105	Jos. A. Bank Clothiers	4,789
I110	Sally Beauty	1,328
I115	Famous American Barber Shop, T	1,080
I120	Five Guys Burgers and Fries	2,237
J	La-Z-Boy	19,575
J4100	Pizza NY Margherita	3,830
J4105	Massage Envy	2,859
J4110	Mattress Warehouse	4,506
J4115	Buffalo Wild Wings	5,995
K	PNC Bank	3,600
P100	Bath & Body Works	4,358



Retail

Space #	Tenant Name	Space SF
P105	Salon Lofts	5,694
P110	Yankee Candle	2,501
P115	ULTA Beauty	10,395
P120	PetSmart	19,931
P125	HomeGoods	25,700
P130	DSW	20,015
P135	Offenbachers Home Escapes	7,909
P135A	Available	9,267
P140	HoneyBaked Ham	1,760
P145	Best Buy	30,038
Q100	Drs. Polack & Olano, P.C.	1,920
Q105	Gateway Chiropractic	1,600
Q110	uBreakiFix	1,200
Q115	Osaka Japanese Steak & Seafood	2,400
R100	Pakwaan Indian Cuisine	2,000
R105	Subway	1,600
R110	El Tio Grill and Restaurant	3,600
R115	Angelic Nails	1,200
R120	General Nutrition Center	1,200

Space #	Tenant Name	Space SF
R125	Hair Cuttery	1,200
R130	Virginia ABC Store	3,520
R140	Kwon's Champion School of Gain	2,160
R145	Verizon Wireless	1,600
R150	A.J. Carpet & Flooring	2,000
R155	Domino's Pizza	1,600
R160	Hangry Joe's Hot Chicken	2,000
R165	Inova GoHealth Urgent Care	3,743
S100	Giant Food	69,677

Office

Space #	Tenant Name	Space SF
7500A	Atlantic Coast Mortgage, LLC	2,973
7500B	Carriage House	4,247

Virginia Gateway

7575 Linton Hall Rd, Gainesville, VA 20155

Rich Abruscato
(301) 998-8188
rabruscato@federalrealty.com

Maddie Netter
(703) 776-9684
mnetter@federalrealty.com

Office

Space #	Tenant Name	Space SF
7504	Sechoir Blow Dry Bar, LLC	1,923
7508	Select Physical Therapy	2,168
7512	RGS Title	2,876
7516	Prime Physical Therapy LLC	1,889
7520A	Atlas Walk Dental & Orthodonti	2,361
7520C	Milestones Pediatrics	3,385
7520D	Federal Realty	1,225
75004	Awesome Smiles Dental Center	2,661
75006	Metropolitan Title, LLC	1,801
75100	Skyview Family Medicine	2,438
75203	One Endodontics	1,614
75215	Gainesville Oral & Facial Surg	2,276
75219	Centers for Advanced Orthopaed	5,241