



# Shake Shack

No LL Responsibilities / 10% Rent Increases Every 5 Years

**\$5,457,000 | 5.00% CAP**

7900 Gateway Promenade Place, Gainesville, VA 20155 (Washington DC)

- ✓ **Rent Commencement:** February 2025
- ✓ **Brand New 15-Year Corporate Ground Lease** w/ 10% Rental Increases Every 5 Years
- ✓ **Subject Property is Located on Gateway Promenade Pl**, Right off Linton Hall Rd (38,800+ VPD) and Wellington Rd (18,200+ VPD).
- ✓ **112,520+ Residents** Living Within a 5-Mile Radius That Have an Average Household Income of \$177,262.
- ✓ **Shake Shack has Been One of the Fastest-Growing Food Chains** in the US with Over 552 Locations Globally



Shake Shack Inc. (NYSE: SHAK) owns and **operates more than 552 locations** both domestically and internationally. The company was **founded in 2004** and is **headquartered** in New York, NY.





## INVESTMENT OVERVIEW

SHAKE SHACK GAINESVILLE, VA

File Photo



## CONTACT FOR DETAILS

Matthew Scow

Executive Vice President  
(214) 915-8888

mscow@securenetlease.com

Bob Moorhead

Managing Partner  
(214) 522-7210

bob@securenetlease.com

VA Broker of Record: Hunt Gunter

License #: 22516590

\$5,457,000

5.00% CAP

NOI

\$272,870

Building Area

±3,086 SF

Land Area

±0.11 AC

Year Built

2025

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Rent Commencement:** February 2025
- ✓ **Brand New 15-Year Ground Lease** with 10% rental increases every 5 years, including options periods.
- ✓ **Subject Property is Located on Gateway Promenade Pl**, right off Linton Hall Rd (38,800+ VPD) and Wellington Rd (18,200+ VPD). It is half a mile down the road from Highway 29/Lee Highway (52,100+ VPD).
- ✓ **Excellent Demographics** - There are 112,520+ residents living within a 5-mile radius of the property that have an average household income of \$177,262.
- ✓ **Located in a Dense Retail Corridor Near Several Nationally Recognized Tenants:** Target, Walgreens, Chick-fil-A, Panera Bread, CAVA, Taco Bell, and many more.
- ✓ **Gainesville, Virginia is Only 30 Miles from Washington, D.C.**, 60 miles from Baltimore, Maryland, and 75 miles from Richmond, VA. Gainesville offers a small-town vibe while not being too far from large metro areas.
- ✓ **Shake Shack has Been One of the Fastest-Growing Food Chains in the US** with over 552 locations globally. The company's System Wide Sales for 2023 was over \$1.7 B which is 23.5% increase over 2022.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



HAYMARKET  
ELEMENTARY SCHOOL  
(865 STUDENTS)

55



GEORGE G TYLER  
ELEMENTARY SCHOOL  
(449 STUDENTS)

Harris Teeter

PACE WEST  
SCHOOL  
(25 STUDENTS)



DOGWOOD  
MEDICAL GROUP LLC

SUBWAY

THE MARQUE  
APARTMENTS

BUCKLAND MILLS  
ELEMENTARY  
(739 STUDENTS)

THE RESIDENCES  
AT SOMERHILL  
FARMS APARTMENTS  
(140 UNITS)



CVS pharmacy

extended  
STAY  
AMERICA

SHAKE SHACK  
**SUBJECT PROPERTY**  
7900 GATEWAY PROMENADE PL.

Cabela's

66 EXPRESS OUTSIDE THE BELTWAY  
±59,653 VPD

iStorage

USPS.COM

BJ's

SPRINGHILL  
SUITES  
BY MARRIOTT

WELLINGTON ROAD  
±18,200 VPD

BAE PRID  
FARM

SUBWAY

WELLS  
FARGO

7  
ELEVEN

Public  
Storage

CUBESMART  
self storage

Exxon

Wawa

DOLLAR TREE

Bank of America

29

LEE HIGHWAY  
±48,924 VPD



ROBERT TRENT  
JONES GOLF CLUB

LAKE MANASSAS



GAINESVILLE  
HIGH SCHOOL  
(1,371 STUDENTS)

GAINESVILLE  
MIDDLE SCHOOL  
(1,396 STUDENTS)

LINTON HALL ROAD  
±38,800 VPD

PINEY BRANCH  
ELEMENTARY SCHOOL  
(752 STUDENTS)

Self  
Storage  
Plus

KT  
Enterprises Inc.

GLENKIRK  
ELEMENTARY SCHOOL  
(636 STUDENTS)

PAPA JOHN'S

619





55

JOHN MARSHALL HIGHWAY  
±22,907 VPD

SUBWAY

THE MARQUE APARTMENTS

Onellife FITNESS

Dewberry

SHEETZ

INTERSTATE 66

66 EXPRESS OUTSIDE THE BELTWAY  
±59,653 VPD

THE RESIDENCES AT SOMERHILL FARMS APARTMENTS (140 UNITS)

WHITE CAP

extended STAY AMERICA

TARGET

HomeGoods

HOBBY LOBBY

PET SMART

five BELOW

MATTRESS FIRM

LA Z BOY

Total Wine & MORE

FIVE GUYS

SUBWAY

LOWE'S

Giant

HAVERTY'S FURNITURE - EST 1885

GOODYEAR

DSW

BJ'S RESTAURANT BREW HOUSE

ihop

Panera BREAD

OUTBACK STEAKHOUSE

BUFFALO WILD WINGS

BEST BUY

Bath & Body Works

MOD

ups

TACO BELL

Chick-fil-A

Starbucks

CHICK-FIL-A

BURGER KING

Domino's

KFC

Advance Auto Parts  
jiffy lube multicare  
McDonald's

CVS pharmacy

LEE HIGHWAY  
±48,924 VPD

Cabelas

24 Hour FITNESS enterprise

7 ELEVEN

iStorage

DOLLAR TREE

29

Public Storage

CUBE SMART self storage

SUNOCO

Bank of America

Wawa

THE LEARNING EXPERTS

SHAKE SHACK  
**SUBJECT PROPERTY**  
7900 GATEWAY PROMENADE PL.

BJ's

SPRINGHILL SUITES BY MARRIOTT

USPS.COM

LIFETIME FITNESS

B.P. BALTIMORE POTOMAC TRUCK CENTERS

CALIBER COLLISION

WELLINGTON ROAD  
±18,200 VPD

CALIBER COLLISION

REGAL LOFT  
Orangetheory FITNESS  
SmashBurger

GATEWAY PROMENADE PLACE

619

LINTON HALL ROAD  
±38,800 VPD

jiffy lube live

GAINESVILLE HIGH SCHOOL (1,371 STUDENTS)

GAINESVILLE MIDDLE SCHOOL (1,396 STUDENTS)





Advance Auto Parts  
McDonald's

Public Storage

29

TACO BELL  
KFC

CUBESMART self storage

jiffy lube

LINTON HALL ROAD  
(38,800 VPD)

SUBWAY

ihop

PACE WEST SCHOOL  
(25 STUDENTS)

chico's  
LA BOY  
Panera BREAD  
FIVE GUYS  
BURGERS and FRIES  
Starbucks

LEE HIGHWAY  
(48,924 VPD)

verizon

five BELOW

TARGET

Hampton  
DE HILTON

Bath & Body Works

ULTA

HomeGoods  
PET SMART  
BEST BUY  
DSW  
DESIGNER HOMEWARES

LOWE'S

BUFFALO WILD WINGS

619

BURGER KING

TRUIST

Chick-fil-A

Giant  
Domino's

Walgreens

Hallmark

CHIPOTLE  
MEXICAN GRILL

HOBBY LOBBY

HAVERTYS  
FURNITURE - EST 1885

Total Wine  
& MORE

OUTBACK  
STEAKHOUSE

BJ's  
RESTAURANT  
BREWHOUSE

UNCLE JULIO'S  
MEXICAN  
FAM. SOUTHERN

MOD

CAVA

WELLINGTON ROAD  
(18,200 VPD)

PANDA EXPRESS  
CHINESE KITCHEN

GATEWAY PROMENADE PLACE

PNC

SHAKE SHACK

SPRINGHILL SUITES  
BY MARRIOTT





619

LINTON HALL ROAD  
(38,800 VPD)

WELLINGTON ROAD  
(18,200 VPD)

T-Mobile

FIREBIRDS

ATHLETA

MISSION BBQ

BJs RESTAURANT  
BREWHOUSE

sleep number

T  
COFFEE WINE BAR

SOMA

LOFT

CAVA

MOD

UNCLE JULIO'S  
MEXICAN  
from Scratch

SHAKE SHACK







GAINESVILLE  
HIGH SCHOOL  
(1,396 STUDENTS)

GAINESVILLE  
MIDDLE SCHOOL  
(1,396 STUDENTS)

PINEY BRANCH  
ELEMENTARY SCHOOL  
(752 STUDENTS)

BRISTOW RUN  
ELEMENTARY SCHOOL  
(595 STUDENTS)

619

REGAL

T-Mobile

LINTON HALL ROAD  
(38,800 VPD)

SPRINGHILL  
SUITES  
BY MARRIOTT

sleep number.

mobydick  
HOUSE OF KABOB

Nando's

FIREBIRDS

T  
COFFEE WINE BAR

LOFT

SOMA

CAVA

SHAKE SHACK

GATEWAY PROMENADE PLACE

MOD





chico's  
FIVE GUYS  
Panera

LA Z BOY

Hampton  
by Hilton

Bath & Body Works

ULTA

HomeGoods  
PET SMART  
DSW

LEE HIGHWAY  
(48,924 VPD)

29

Cabela's

INTERSTATE  
66

66 EXPRESS OUTSIDE THE BELTWAY  
(59,653 VPD)

TARGET

Total Wine & More

BEST BUY

enterprise

7  
ELEVEN

Hallmark

FIVE BELOW

HAVERTY'S  
FURNITURE - EST 1885

LOWE'S

BUFFALO WILD WINGS

BJ's

HOBBY LOBBY

CHIPOTLE  
MEXICAN GRILL

WELLINGTON ROAD  
(18,200 VPD)

PANDA EXPRESS  
CHINESE KITCHEN

GATEWAY PROMENADE PLACE

PNC

SPRINGHILL SUITES  
BY MARRIOTT

SHAKE SHACK

SPRINGHILL SUITES  
MARRIOTT



# TENANT OVERVIEW

SHAKE SHACK GAINESVILLE, VA

## Shake Shack

**Lessee:** Shake Shack Virginia, LLC

**Guarantor:** SSE Holdings, LLC

REVENUE

**\$1.09 B**

STOCK TICKER

**SHAK**

LOCATIONS

**552+**

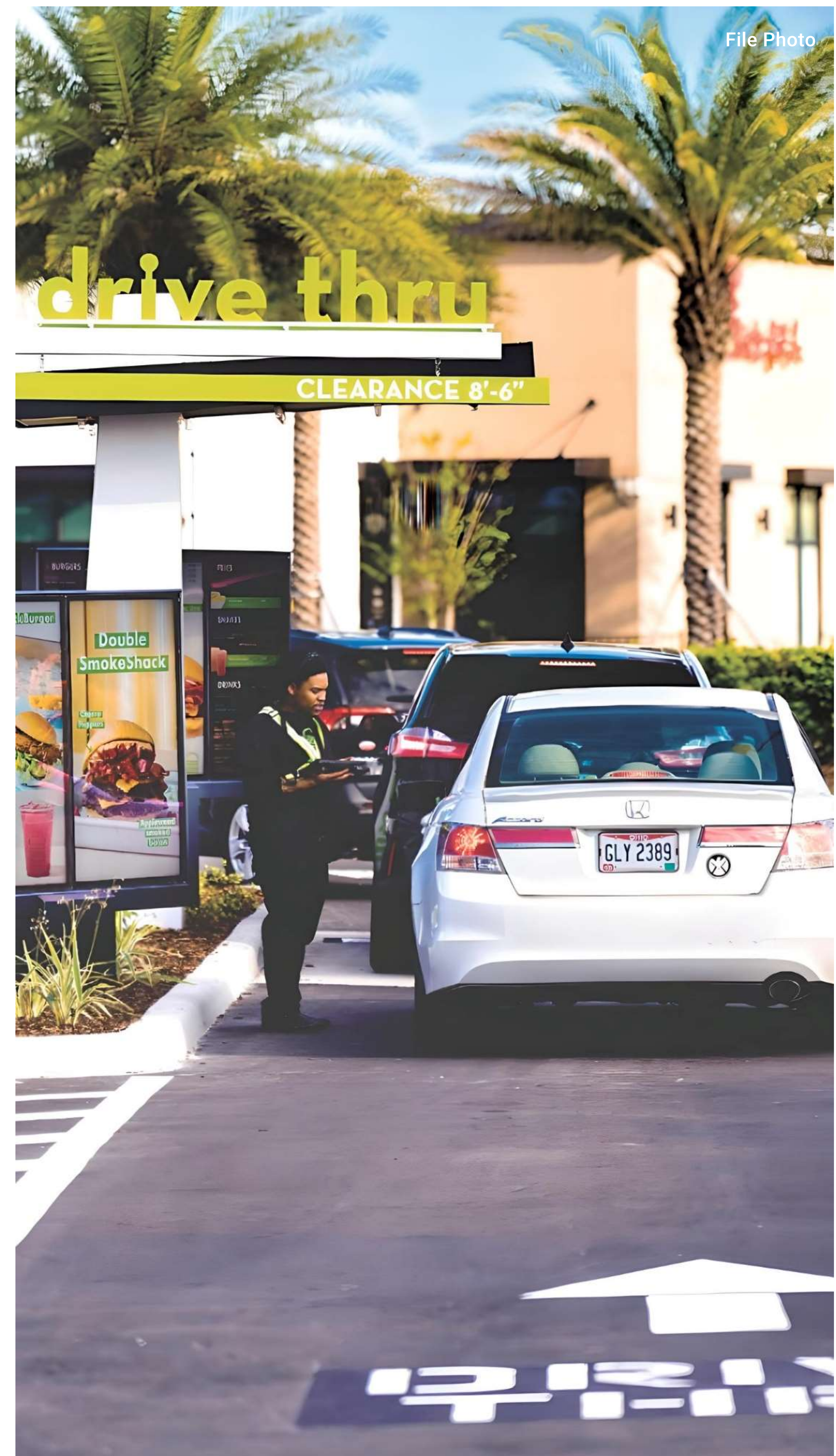
SHAKE  SHACK®

[shakeshack.com](https://shakeshack.com)

Shake Shack serves elevated versions of American classics using only the best ingredients. It's known for its delicious made-to-order Angus beef burgers, crispy chicken, hand-spun milkshakes, house-made lemonades, beer, wine, and more.

With its **high-quality** food at a great value, warm hospitality, and a commitment to **crafting uplifting experiences**, Shake Shack quickly became a **cult-brand** with widespread appeal. Shake Shack's purpose is to Stand For Something Good®, from its premium ingredients and employee development, to its **inspiring designs** and deep community investment.

Since the original Shack opened in **2004** in NYC's Madison Square Park, the Company has expanded to over **552 locations** system-wide, including **352 in 34 U.S. States** and the District of Columbia, and over **200 international locations**.





# SHAKE SHACK Q4 2024 HIGHLIGHTS

SHAKE SHACK   GAINESVILLE, VA

## Shake Shack Provides Fourth Quarter 2024 Business Update and Long-Term Targets

### Preliminary Unaudited Results for the Fourth Quarter and Fiscal Year Ended December 25, 2024:

- Total revenue of \$328.7 million in 4Q24 and \$1.3 billion in FY24.
  - Shack sales of \$316.6 million in 4Q24 and \$1.2 billion in FY24.
  - Licensing revenue of \$12.1 million in 4Q24 and \$45.0 million in FY24.
- System-wide sales of \$500.7 million in 4Q24 and \$1.9 billion in FY24.
- Same-Shack sales up 4.3% versus 2023 in 4Q24 and 3.6% versus 2023 in FY24.
- Restaurant-level profit margin<sup>(2)</sup> expected to be approximately 22.7% of Shack sales in 4Q24 and approximately 21.4% of Shack sales in FY24.
- Adjusted EBITDA<sup>(2)</sup> of \$46.5 million in 4Q24 and \$175.4 million in FY24.
- Opened 43 new Company-operated Shacks in FY24, 19 of which opened in 4Q24. Opened 33 new licensed Shacks in FY24, nine of which opened in 4Q24.

### Initial 2025 Financial Guidance:

- Total revenue of \$1.45 billion - \$1.48 billion .
  - Licensing revenue of \$49.0 million - \$51.0 million.
- Same-Shack sales growth of approximately 3%.
- Restaurant-level profit margin to be approximately 22.0% of Shack sales.
- General and administrative expenses to be approximately 11.5% of Total revenue.
- Equity-based compensation to be approximately \$22.0 million.
- Depreciation and amortization expense to be \$108.0 million - \$112.0 million.
- Pre-opening costs to be approximately \$17.0 million.
- Net income to be \$45.0 million - \$60.0 million.
- Adjusted EBITDA to be \$200.0 million - \$210.0 million.
- Adjusted Pro Forma Tax Rate to be approximately 24.0% - 25.0%.
- Company-operated openings to be approximately 45.
- Licensed openings to be approximately 35 - 40.

### Targets:

- Total addressable market of 1,500+ Company-operated Shacks.
- Target unit economics:
  - Average unit volume in the range of \$2.8 million - \$4.0 million.
  - Restaurant-level profit margin in the range of 18% - 24%.
  - Net build costs in the range of \$1.5 million - \$3.0 million.
  - Cash-on-cash returns in the range of at least 30% - 33%.
- Three-year financial growth targets:
  - Total revenue growth low-teens %.
  - System-wide unit growth low-teens %.
  - Restaurant-level profit margin<sup>(2)</sup> at least approximately 22%.
  - Adjusted EBITDA growth in the range of low to mid-teens %.

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# IN THE NEWS

SHAKE SHACK   GAINESVILLE, VA

## Shake Shack Soars 12% Following Impressive Q3 Earnings Report and Analyst Upgrades

FEBRUARY 11, 2024 (MEDIA PRESS DESK)

Investors and analysts alike are celebrating Shake Shack’s (SHAK) stellar performance in its most recent quarterly report, resulting in a significant surge in the company’s stock price. Over the past week, the popular hamburger chain has witnessed a remarkable 12% increase, primarily driven by robust third-quarter results and a flurry of target price upgrades from several analysts.

The company reported a year-over-year **revenue growth of 15%**, reaching \$317 million, thanks to the opening of new restaurants and a same-restaurant sales increase of over 4%.

Even more noteworthy was Shake Shack’s ability to enhance its “pro forma” metrics, or non-GAAP (Generally Accepted Accounting Principles) results, with net income soaring by 48% to \$11.1 million, translating to more than \$0.25 per share. Analysts had anticipated lower figures, estimating revenue at \$316 million and adjusted earnings at \$0.19 per share.

In the wake of these impressive earnings, many analysts quickly adjusted their outlook on Shake Shack. By the close of the market on Friday, at least seven analysts had **raised their price targets for the stock**, bolstering positive sentiment around the company.

Among the notable upgrades was from Jake Bartlett of Truist Securities, who increased his fair value estimate from \$127 to \$144 per share while maintaining a “Buy” recommendation. In his research note, Bartlett highlighted the **management’s effectiveness** in navigating the value dynamics and praised the marketing strategies and service enhancements implemented in the company’s restaurants.

With investor enthusiasm at an **all-time high**, Shake Shack’s impressive quarterly results and subsequent analyst support mark a promising chapter for the beloved burger chain. As it attracts **further interest in the market**, the company’s trajectory suggests a bright future for both the brand and its shareholders.

EXPLORE ARTICLE

## Why Investors Were Gorging on Shake Shack Stock This Week

JERIC VOLKMAN, NOVEMBER 1, 2024 (YAHOO FINANCE)

This week’s news from hamburger slinger Shake Shack (NYSE: SHAK) was overwhelmingly positive -- hence the stock’s double-digit gain over the past five trading days. According to data compiled by S&P Global Market Intelligence, it ended the week more than 12% higher in price.

On Wednesday, Shake Shack served up a very tasty meal for investors in the form of its third-quarter results. Revenue rose a sturdy **15% year-over-year** to hit \$317 million, thanks to a combination of new restaurant openings and a more than 4% rise in same-restaurant sales.

More impressively, the company managed to increase its “pro forma,” i.e., non-GAAP (generally accepted accounting principles), or adjusted net income by 48% to just over \$11.1 million, or \$0.25 per share.

On average, analysts tracking Shake Shack were modeling less than \$316 million on the top line, and \$0.19 per share for adjusted profitability.

Several of those pundits were quick to make **upward adjustments** on their Shake Shack takes following the earnings release. By my count, no less than seven raised their price targets on the stock by Friday market close, and these bullish moves helped boost sentiment on the company.

Among the raisers was Truist Securities’ Jake Bartlett, who hiked his fair value assessment of the stock to **\$144 per share** from the previous \$127. In doing so, he maintained his buy recommendation. According to sources, Bartlett wrote in a new research note that **management is being quite effective** at finding the right price/value dynamic, and has done well with marketing and the speed of service in the company’s restaurants.

EXPLORE ARTICLE



LEASE OVERVIEW

SHAKE SHACK   GAINESVILLE, VA

Initial Lease Term	15 Years, Plus Two, 5 - Year Options to Renew
Projected Rent Commencement	February 2025
Projected Lease Expiration	January 2040
Lease Type	Ground Lease
Rent Increases	10% Every 5-Years
Annual Rent Years 1-5	\$272,870
Annual Rent Years 6-10	\$300,157
Annual Rent Years 11-15	\$330,173
Option 1	\$363,190
Option 2	\$399,509

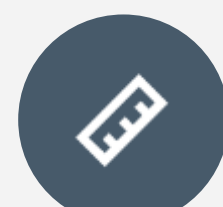
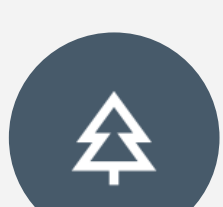
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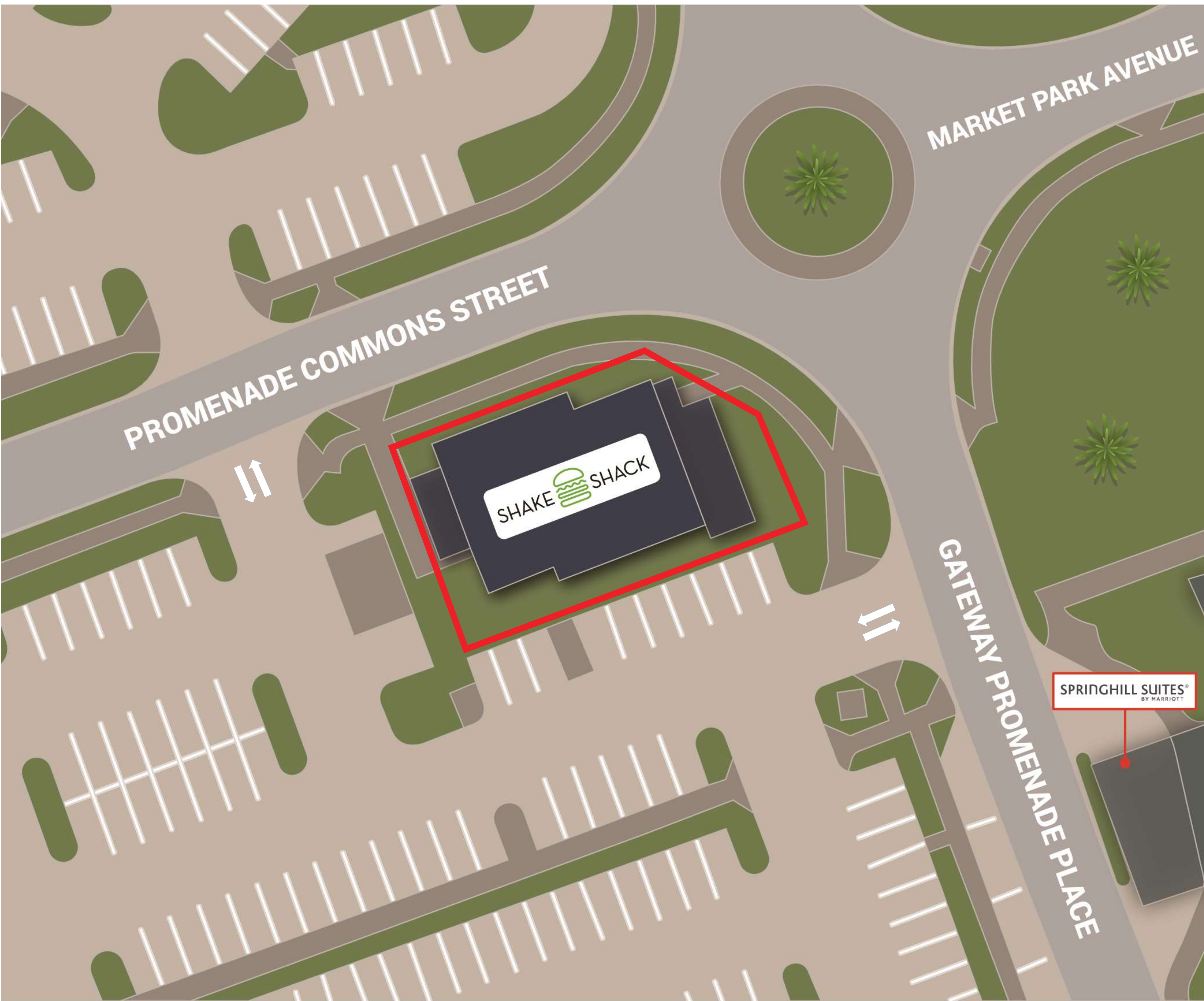




# SITE OVERVIEW

SHAKE SHACK GAINESVILLE, VA

	Year Built	2025
	Building Area	±3,086 SF
	Land Area	±0.11 AC



## NEIGHBORING RETAILERS

- Target
- Lowe's
- Best Buy
- Hobby Lobby
- Old Navy
- HomeGoods
- Five Below
- Chico's
- Bath & Body Works
- Ross Dress For Less





# CONSTRUCTION PROGRESS AS OF FEBRUARY 6, 2025

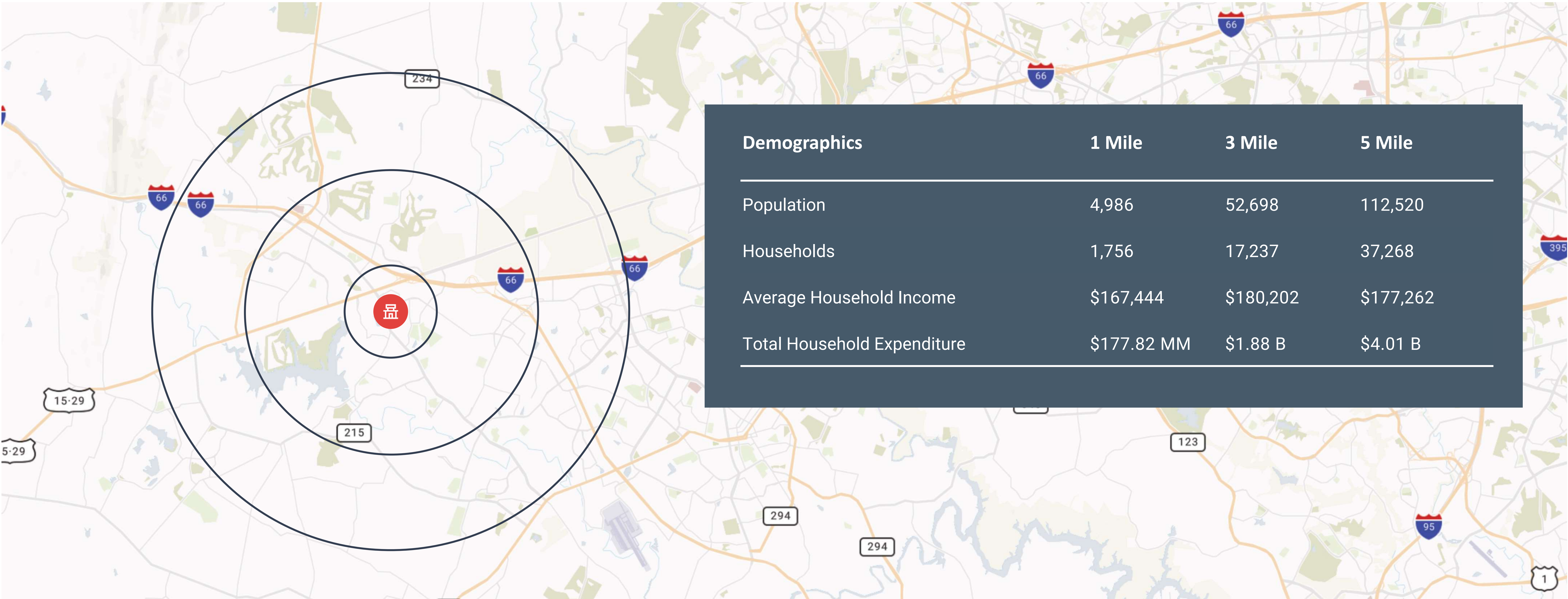
SHAKE SHACK GAINESVILLE, VA





# LOCATION OVERVIEW

SHAKE SHACK   GAINESVILLE, VA



## VIRGINIA ECONOMIC DRIVERS

1.

U.S. Department of Defense
2.

Wal-Mart
3.

Fairfax County Public Schools
4.

Sentara Healthcare
5.

Huntington Ingalls Industries, Inc
6.

University of Virginia / Blue Ridge Hospital
7.

Amazon Fulfillment Services Inc.
8.

Inova Health System
9.

Capital One Bank
10.

Food Lion



# LOCATION OVERVIEW

SHAKE SHACK    GAINESVILLE, VA



Gainesville is just a Short Drive from Washington D.C.

30 MILES

Gainesville is about an Hour from Baltimore, Maryland

60 MILES

## Gainesville is a census-designated place in western Prince William County, Virginia, United States.

Gainesville is a vibrant suburban district home to major shopping, dining, and entertainment choices.

**Complete with a wide array of restaurants, cafes, and town events, the town brings together the perfect amount of Virginia charm without being too far from a large metro area. It provides the perfect balance of two very different worlds.**

Major attractions include the shopping megapolis known as Virginia Gateway, and other attractions such as Tin Cannon Brewery, Regal Cinemas, Murlarkey Distillery and Cabela's.

Local attractions include historic sites like Rippon Lodge and Bull Run Regional Park where visitors can take part in all kinds of outdoor activities including hiking and biking trails or birdwatching. Virginia Gateway the premier shopping destination for the Gainesville and Haymarket area, with over 120 retail shops and restaurants, this exciting mixed-use development has over 1.3 million square feet of national, regional and local merchants in a convenient shopper-friendly environment. The Conway Robinson State Forest is "an urban oasis" - a beautiful forest in the midst of the most developed urban/suburban area in Virginia. Gainesville is served by Gainesville High, Gainesville Middle School, Bull Run Middle School, George G. Tyler Elementary School, Glenkirk Elementary School, Buckland Mills Elementary School. The nearest major airport is Washington Dulles International Airport (IAD / KIAD). This airport has international and domestic flights from Dulles, Virginia and is 21 miles from the center of Gainesville, VA.



IN THE NEWS

SHAKE SHACK   GAINESVILLE, VA

Microsoft spends big on data center land near Gainesville

BEN PETERS, MARCH 1, 2024 (INSIDENOVA)

Microsoft Corp. recently acquired vacant property zoned for data centers in Gainesville for more than \$465 million, according to a Washington Business Journal report.

The properties were sold for \$465.5 million by 41992 John Marshall Highway LLC, an entity closely associated with JK Land Holdings LLC, a land acquisition firm managed by Loudoun-based logistics and data center mogul Chuck Kuhn, according to the Washington Business Journal.

The publication reports the property comprises about 124 acres across two parcels at 13490 University Blvd. and 5941 Wellington Road, directly south of Conway Robinson State Forest and Manassas National Battlefield Park, near where the contentious PW Digital Gateway data center corridor is primed for development.

A spokesperson with JK Land Holdings verified the legitimacy of the sale but otherwise declined to comment. Microsoft could not be immediately reached for comment .Both parcels’ existing heavy industrial zoning designation already accommodates data center development. But a rezoning application submitted to Prince William County last year for the University Boulevard site is seeking an allowance for up to nearly 4 million square feet of data centers and a new electric substation.

County documents show the Wellington Road parcel sits on land that was previously home to the Atlantic Research Corporation, which operated a rocket and missile production and testing facility under contract with the U.S. Department of Defense until 2005 when it was decommissioned. The University Boulevard site is nearby.

EXPLORE ARTICLE



The Cordish Cos. to codevelop \$1.4B mixed-use gaming development in Virginia

APRIL 15, 2024 (THE DAILY RECORD)

Bruce Smith Enterprise and Baltimore-based The Cordish Companies have responded to a request for proposal issued by the City of Petersburg, Virginia, with plans to codevelop a \$1.4 billion Live Gaming & Entertainment District, anchored by Live Casino & Hotel Virginia.

The Live Casino & Hotel will generate \$2.8 billion in economic stimulus to the region, \$504 million in tax revenues including \$240 million to the city of Petersburg, \$802 million in economic benefits during construction, \$201 million in annual economic benefits each year after opening and more than 7,500 new construction and permanent jobs.

Upon completion, the project will have more than 400,000 square feet of gaming, hotel and dining space. It will include 35,000 square feet of meeting and convention space, an upscale 200-room hotel featuring 20 suites, resort pool and fitness center, 1,600 slot machines, 46 live action table games, including a 15-table poker room, high limit slot and table areas and a sportsbook, a 3,000-seat entertainment venue for talent from across Virginia and the greater region, as well as for meetings, conventions and social gatherings as well as eight food and entertainment options.

The Cordish Companies is one of the largest, developer-operators of upscale mixed-use, entertainment and casino resort destinations in the United States. For more than a century, The Cordish Companies has built a portfolio of world-class destinations and projects that span across several platforms including casino resorts, restaurants, hotels, sports-anchored entertainment districts, mixed-use developments, concert venues, luxury residential communities, coworking spaces, and more.

EXPLORE ARTICLE





## IN THE NEWS

— **SHAKE SHACK** GAINESVILLE, VA

# Key Data Center Developments Coming to Prince William County

### Gainesville Crossing Data Campus (GCDC):

- A 130-acre project, the GCDC aims to house five data centers with a total power capacity of 306 MW. It includes an on-site substation and advanced cooling and energy efficiency features, targeting a Power Usage Effectiveness (PUE) ratio of less than 1.25. The first building became operational in 2023
- The campus is designed for hyperscale and enterprise tenants, with a focus on sustainability and security. It is strategically located about 20 miles southwest of Ashburn, VA, the central hub for data centers in the U.S.

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### 66 and US 29 Technology Park:

- This 2.89 million square-foot proposed development includes up to six data center buildings on a 102-acre site. It requires rezoning for a portion of the property, reflecting ongoing efforts to expand data center zoning in Prince William County

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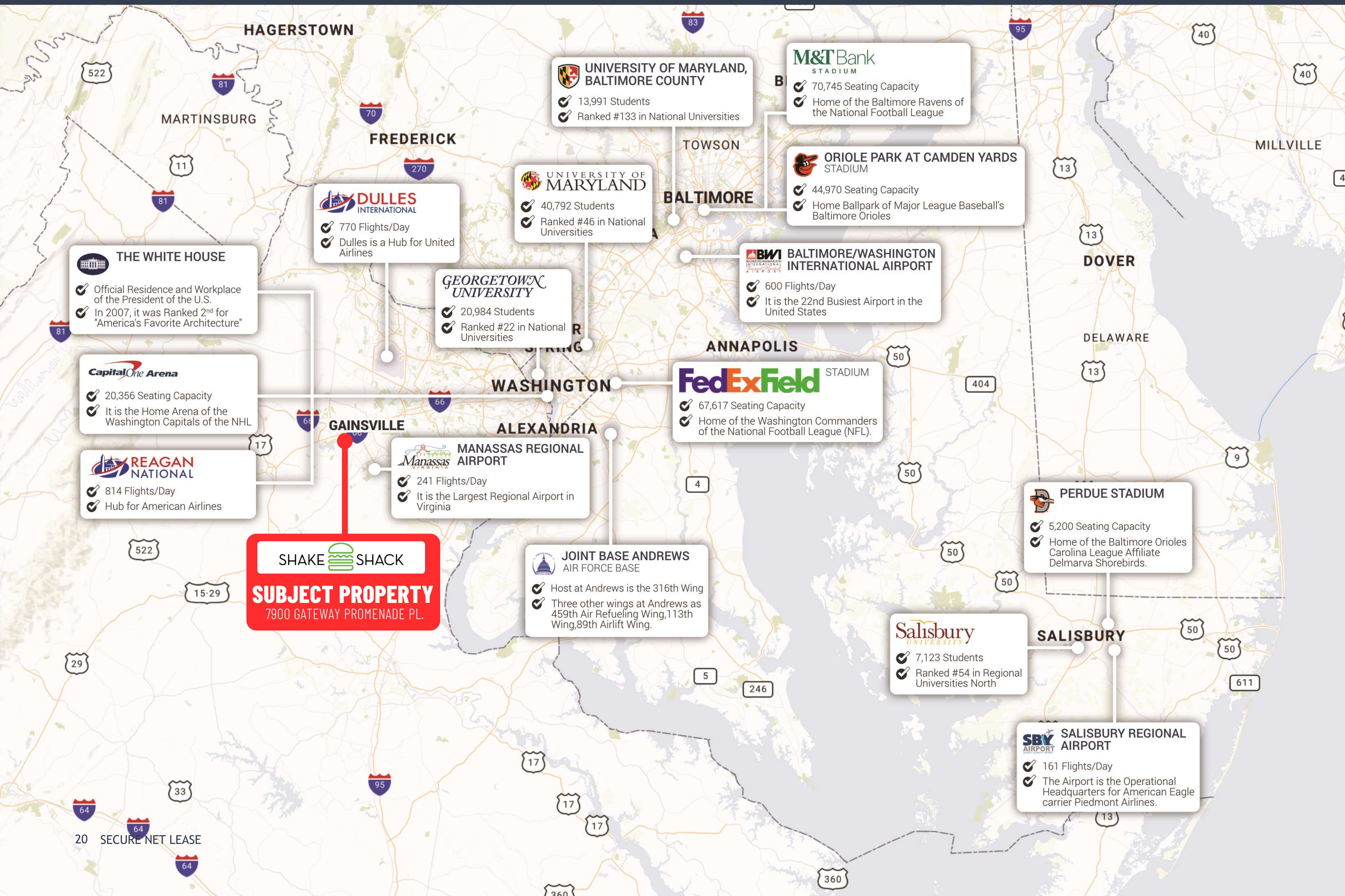


### Broader Regional Trends:

- Prince William County, including Gainesville, is experiencing rapid growth in data center construction to meet rising demand. Recent approvals have expanded the county's Data Center Opportunity Zone, facilitating new developments Virginia Mercury
- These data center projects align with the region's strong position in technology and infrastructure, supported by proximity to major transportation hubs like Dulles International Airport and subsea cable landing stations in Virginia. The area's transformation reflects a shift towards a high-tech, energy-intensive economy.

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CALL FOR ADDITIONAL INFORMATION

## Dallas

Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Matthew Scow

Executive Vice President  
(214) 915-8888  
mscow@securenetlease.com

Bob Moorhead

Managing Partner  
(214) 522-7210  
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