

## KLNB Retail Team Signs **Five Guys** to Northern Virginia's Newest Shopping Center

- *Award-Winning Burger Chain Coming to Crossroads Village Center in Haymarket* -

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**Washington, D.C.** – [KLNB](#), the Mid-Atlantic region's largest privately held CRE brokerage firm, has overseen the lease of the first Five Guys location in Haymarket, VA., at Crossroads Village Center located at 15150 Washington St. The lease for the 2,115-square-foot space was managed by KLNB Principals and commercial retail experts [Veronica Kamara](#) and [Melissa Welch](#), representing local developer and landlord [Meladon Group](#). This will be the sixth Five Guys location in Prince William County.

Five Guys joins many other nationally recognized brands at Crossroads Village Center who have recently signed leases including Noodles & Company, Goodfella's Pizza, Popeyes, Kung Fu Tea, Crumbl Cookies, Bruster's Ice Cream, Taco Bell, and Kiddie Academy, which closed on a pad site along with Lidl grocer. Nearby retailers include Walmart, Food Lion, Chick-fil-A, CVS Pharmacy, and McDonald's. In addition to the retail options, Crossroads Village Center includes eighty townhomes that are currently under construction and will appeal to a growing population base.

Crossroads Village Center consists of four new multi-tenant retail buildings along with other pad user and is the first mixed use development in the market in over 10 years. The Center is conveniently located off I-66, James Madison Hwy (Rt. 15) and Washington St. (Rt. 55), with a combined traffic count of over 90,000 cars per day. More than 73,000 people live within a five-mile radius, with an average household income of nearly \$172,000.

The development of a supermarket-anchored shopping center like Crossroads Village Center, and the addition of a celebrated name like Five Guys, indicates the significant potential of Haymarket and the surrounding area.

"Retailers and developers are zeroing in on Prince William County," says KLNB's Veronica Kamara. "Haymarket continues to attract new residents, especially families with significant household incomes. Premier brands like Five Guys see a tremendous opportunity to capitalize on the growth, and KLNB's unrivaled retail relationships and market knowledge ensures that the property owners we represent can secure businesses provide long-term occupancy and appeal to locals for years to come."

According to population estimates on the [Prince William County website](#), the county had an estimated 2022 population of 486,943, an increase from 402,813 people in 2010. The population is expected to rise to 569,200 in 2030 and with such a large influx of people, developers are eager to meet the growing needs of so many new residents.

Don Wooden CEO of Meladon Group stated "We are delighted to bring to Haymarket, Va. yet another vibrant and walkable mixed use project! The Quality and diversity of our tenants are impressive, and we appreciate each and everyone of them as well as the town of Haymarket for welcoming us into their community."

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