

# SOUTH KING STREET CENTER

LEESBURG, VA

SOUTH KING STREET CENTER  
1,200 - 1,281SF AVAILABLE



**RAPPAPORT**  
CULTIVATING PLACES






# SOUTH KING STREET CENTER

## LEESBURG, VA

- | Located minutes from downtown Leesburg
- | Premier Toll Road access
- | Target uses include fitness, martial arts, medical, and restaurants
- | On site daycare and drive thru bank results in repeat customers

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	14,701	59,926	92,432
 DAYTIME POPULATION	8,738	29,894	36,446
 HOUSEHOLD INCOME	\$137,566	\$161,599	\$188,317

### AREA RETAILERS





# SOUTH KING STREET CENTER LEESBURG, VA

HARRISON ISLAND



IDA LEE PARK

POTOMAC RIVER

RUST NATURE SANCTUARY

TUSCARORA HIGH SCHOOL

SMART MILLS MIDDLE SCHOOL

FRANCES HAZEL REID ELEMENTARY SCHOOL

KING ST OYSTER BAR

KOHL'S

SHENANDOAH SQUARE

DELIRIUM

LOUDOUN COUNTY CIRCUIT COURT

TACO BELL BURGER KING

STARBUCKS

TARGET

COSTCO WHOLESALE

LOUDON COUNTRY HIGH SCHOOL

LOUDOUN MUSEUM

SAFeway

Walgreens

SUBWAY

EDWARDS FERRY ROAD NE

Chick-fil-A

petco HOBBY LOBBY  
DICK'S SPORTING GOODS Michaels STAPLES  
ROSS DRESS FOR LESS FIVE GUYS  
Pizza Hut Starbucks CHIPOTLE MEXICAN GRILL THE HOME DEPOT

Roy Rogers

KING STREET 13,071 VPD

8,183 VPD

CATOCTIN CIR SE 8,797 VPD

HAZEL STREET 8,712 VPD

1,311 VPD

MARKET STREET 33,203 VPD

FORT EVANS ROAD NE

SOUVLAKIBAR Dolce & Caciotta

MARYLAND 7

FOOD LION

THE Compounding CENTER ABC

Panera BREAD

Marshalls DOLLAR TREE Walgreens

LEESBURG BYPASS 52,402 VPD

Office DEPOT LOUISIANA HOT SPICES Popeyes  
Giant DUNKIN' Starbucks Chick-fil-A

SYCOLIN ROAD SE 4,640 VPD

ups

Giant

BEST BUY

Arbys



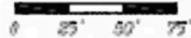
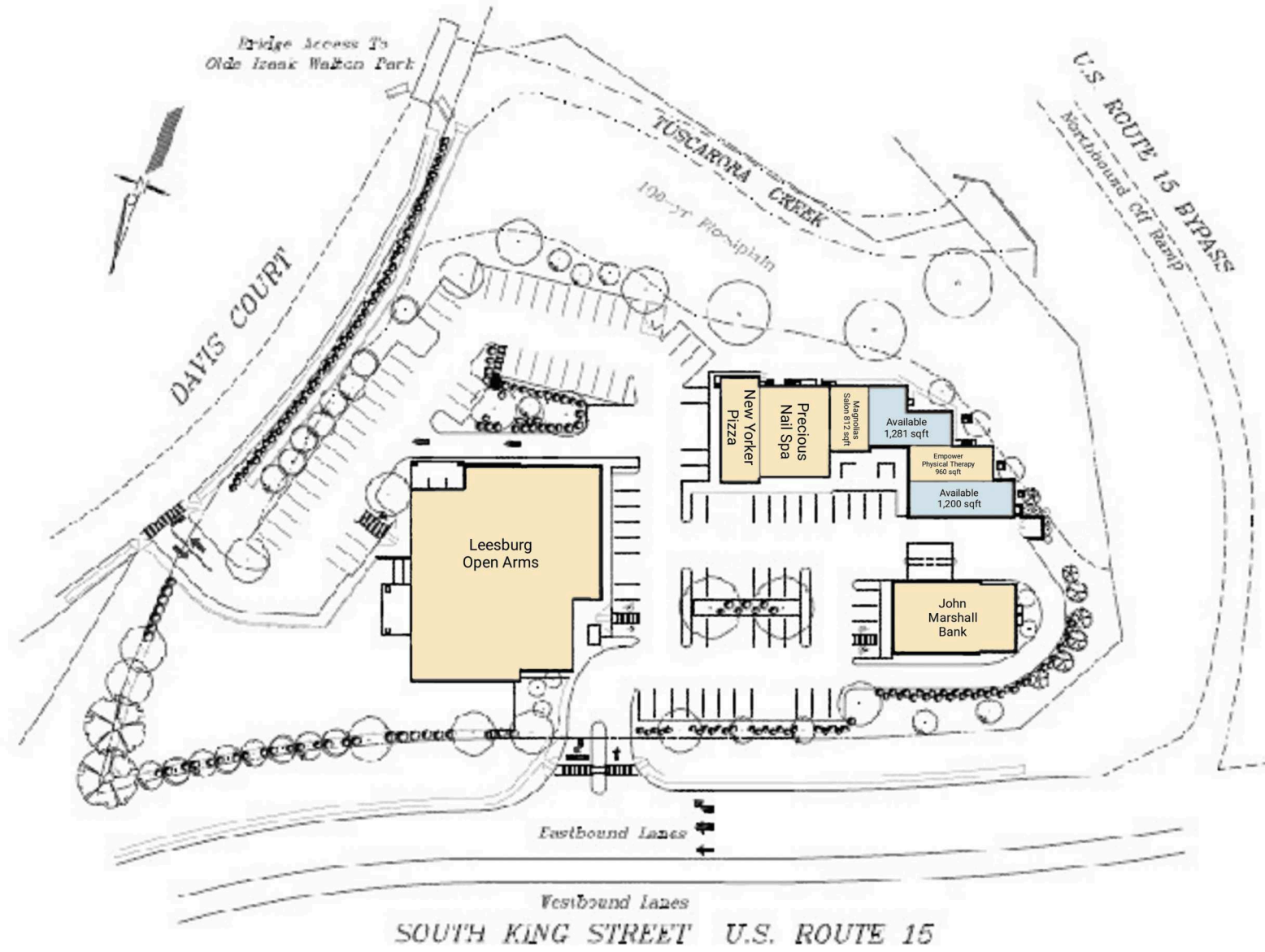
834-840  
SOUTH KING STREET



# SITE PLAN

SOUTH KING STREET CENTER | LEESBURG, VA

1,200 - 1,281SF AVAILABLE





**SOUTH KING STREET CENTER | 834-840 S KING ST, LEESBURG, VA**

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