

# LEESBURG PLAZA

LEESBURG, VA

FULLY LEASED

RAPPAPORT  
CULTIVATING PLACES



# LEESBURG PLAZA

## LEESBURG, VA

- | 234,570 SF grocery-anchored community shopping center featuring Giant, Party City, Office Depot, Starbucks and Petsmart
- | Located nearby Route 15 (Leesburg Bypass)
- | Located in Loudoun County, the fastest-growing county in Virginia
- | A prime location with a high daytime population

### DEMOGRAPHICS 2024

|                                                                                                     | 1 MILE                          | 3 MILES   | 5 MILES   |
|-----------------------------------------------------------------------------------------------------|---------------------------------|-----------|-----------|
|  POPULATION        | 19,116                          | 65,434    | 97,039    |
|  HOUSEHOLD INCOME | \$122,326                       | \$167,915 | \$183,807 |
|  TRAFFIC COUNTS  | 30,519 on on East Market Street |           |           |

### CO-TENANTS



LOUDOUN MUSEUM  
**LEESBURG PLAZA**  
LEESBURG, VA

LOUDOUN COUNTY  
CIRCUIT COURT

SHENANDOAH SQUARE



**KOHL'S**

EDWARDS FERRY ROAD NE

BATTLEFIELD SHOPPING CENTER



**FIVE GUYS**



**STAPLES**



FORT EVANS PLAZA



BELLWOOD COMMONS



**DUNKIN'**



LEESBURG BYPASS 52,402 VPD

PLAZA STREET 8,712 VPD

FORT EVANS ROAD NE 1,311 VPD

MARKET STREET 33,203 VPD

LEESBURG BYPASS (Rt. 15) 22,691 VPD

FORT EVANS ROAD NE

LEESBURG PREMIUM OUTLETS



**COACH**



ANN TAYLOR  
FACTORY STORE

**LOFT**

WILLIAMS SONOMA  
CALIFORNIA

& 90+ PREMIUM OUTLETS

FORT EVANS PLAZA II



*Walgreens*

**Marshalls**

MARKETPLACE AT POTOMAC STATION



THE SHOPS AT  
RUSSELL BRANCH



VILLAGE AT LEESBURG

*Wegmans*



**ULTA**  
BEAUTY



BATTLEFIELD PARKWAY SE



# SITE PLAN

LEESBURG PLAZA | LEESBURG, VA

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## TENANT LIST

LEESBURG PLAZA | LEESBURG, VA

| #        | SQ. FT | MERCHANT                       |
|----------|--------|--------------------------------|
| A        | 4,100  | TD Bank                        |
| PAD SITE |        | Available                      |
| 1        | 4,580  | Inova Health Care Services     |
| 4        | 1,600  | GNC                            |
| 5        | 2,400  | Michael J. Bermel, O.D.P.C.    |
| 7        | 1,593  | Hair Cattery                   |
| 8        | 1,593  | Sweet Frog Frozen Yogurt       |
| 9        | 5,573  | Blue Ridge Hospice Thrift Shop |
| 11       | 3,509  | Play it again Sports           |
| 12       | 2,025  | H&R Block                      |
| 15       | 55,330 | Giant                          |
| 16       | 12,000 | Party City                     |

| #   | SQ. FT | MERCHANT                      |
|-----|--------|-------------------------------|
| 16A | 1,729  | Subway                        |
| 16B | 1,700  | GameStop                      |
| 17  | 23,239 | PetSmart                      |
| 17A | 2,500  | Chi Spa Body & Nail Lounge    |
| 17B | 2,497  | Taste of Lebanon              |
| 17C | 2,500  | Kitchen Bath                  |
| 17D | 2,496  | Lendmark Financial Services   |
| 18  | 11,900 | Loudoun Kitchen & Bar         |
| 19  | 6,111  | Hallmark                      |
| 21  | 3,150  | Kobe Japanese Steak & Seafood |
| 22  | 1,800  | C2 Education                  |
| 23  | 3,460  | Giovani's New York Pizza      |
| 25  | 2,430  | Hangry Joe's Hot Chicken      |

| #   | SQ. FT | MERCHANT                    |
|-----|--------|-----------------------------|
| 28  | 17,321 | Planet Fitness              |
| 32  | 4,800  | Sparky's Shenanigans        |
| 34  | 2,255  | Smile Please, Family Dental |
| 35  | 1,000  | Leesburg Plaza Barber Shop  |
| 36  | 16,100 | Office Depot                |
| 36A | 8,828  | Advance Auto Parts          |
| 38  | 3,014  | Roy Rogers                  |
| 39  | 1,674  | Starbucks                   |
| 40  | 3,500  | Pacific Dental              |
| 41  | 5,502  | Double X Archery            |
| 61  | 3,221  | McCormick Paints            |
| 62  | 3,092  | ResQ BBQ                    |
| 70  | 2,619  | Chicken Rico                |
| 71  | 1,836  | Tropical Smoothie Cafe      |

**LEESBURG PLAZA**  
LEESBURG, VA





**LEESBURG PLAZA | 534 EAST MARKET STREET, LEESBURG, VA**

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