

LEESBURG PLAZA

LEESBURG, VA

16,100 SF AND PADSITE OPPORTUNITIES AVAILABLE

RAPPAPORT
CULTIVATING PLACES



Giant

low prices

Pharmacy

welcome

PNC BANK

LOW PRICES
THIS WEEK
BLACK WEEK

61






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 2025

	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



FORT EVANS PLAZA



BELLWOOD COMMONS



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



FORT EVANS PLAZA II



LEESBURG PLAZA



MARKETPLACE AT POTOMAC STATION



THE SHOPS AT
RUSSELL BRANCH



VILLAGE AT LEESBURG



Walgreens

KING STREET 13,071 VPD

8,183 VPD

CATOCTIN CIR SE 8,797 VPD

PLAZA STREET 8,712 VPD

LEESBURG BYPASS 52,402 VPD

SYCOLIN ROAD SE 4,640 VPD

BATTLEFIELD PARKWAY SE



SOUVLAKIBAR

Dolce & Gabbana

SITE PLAN

LEESBURG PLAZA | LEESBURG, VA

16,100 SF AND PADSITE OPPORTUNITIES AVAILABLE



TENANT LIST

LEESBURG PLAZA | LEESBURG, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
A	4,100	TD Bank	16A	1,729	Subway	28	17,321	Planet Fitness
PAD SITE		Available	16B	1,700	GameStop	32	4,800	Sparky's Shenanigans
1	4,580	Inova Health Care Services	17	23,239	PetSmart	34	2,255	Smile Please, Family Dental
4	1,600	GNC	17A	2,500	Chi Spa Body & Nail Lounge	35	1,000	Leesburg Plaza Barber Shop
5	2,400	Michael J. Bermel, O.D.P.C.	17B	2,497	Taste of Lebanon	36	16,100	Available
7	1,593	Hair Cuttery	17C	2,500	Kitchen Bath	36A	8,828	Advance Auto Parts
8	1,593	Sweet Frog Frozen Yogurt	17D	2,496	Lendmark Financial Services	38	3,014	Roy Rogers
9	5,573	Blue Ridge Hospice Thrift Shop	18	11,900	Loudoun Kitchen & Bar	39	1,674	Starbucks
11	3,509	Play it again Sports	19	6,111	Hallmark	40	3,500	Pacific Dental
12	2,025	H&R Block	21	3,150	Kobe Japanese Steak & Seafood	41	5,502	Double X Archery
15	55,330	Giant	22	1,800	C2 Education	61	3,221	McCormick Paints
16	12,000	Available	23	3,460	Available	62	3,092	ResQ BBQ
			25	2,430	Hangry Joe's Hot Chicken	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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