

LEESBURG PLAZA

LEESBURG, VA

3,460 - 12,000 SF AND PADSITE OPPORTUNITIES AVAILABLE

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 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	16,099	59,989	90,290
 DAYTIME POPULATION	11,973	26,172	35,421
 HOUSEHOLD INCOME	\$124,193	\$185,488	\$204,711
 TRAFFIC COUNTS	30,519 on East Market Street		

CO-TENANTS



LOUDOUN MUSEUM
LEESBURG PLAZA
LEESBURG, VA

LOUDOUN COUNTY
CIRCUIT COURT

SHENANDOAH SQUARE



EDWARDS FERRY ROAD NE

BATTLEFIELD SHOPPING CENTER



FORT EVANS PLAZA



BELLWOOD COMMONS



FORT EVANS ROAD NE 1,311 VPD

LEESBURG BYPASS (Rt. 15) 22,691 VPD

FORT EVANS ROAD NE

LEESBURG PREMIUM OUTLETS



FORT EVANS PLAZA II



LEESBURG PLAZA



ROUTE 7

MARKETPLACE AT POTOMAC STATION



THE SHOPS AT
RUSSELL BRANCH



VILLAGE AT LEESBURG



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



SITE PLAN
LEESBURG PLAZA | LEESBURG, VA
12,000 SF AVAILABLE



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	Available

#	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	Giovanni'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

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LEESBURG PLAZA | 534 EAST MARKET STREET, LEESBURG, VA

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