



Shenandoah Square

Leesburg, VA

2,500 - 22,000 SF available



Leesburg

Virginia

- Pad Site with drive-thru available fronting Route 15 Bypass
- Anchor opportunity up to 22,000SF, with a loading dock
- Highly visible retail building in the center of a major retail corridor in Leesburg, VA
- Conveniently located off the Leesburg Bypass (Route 15) and Edwards Ferry Road



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	18,727	58,261	90,123
Daytime Population	13,273	40,746	60,220
Household Income	\$144,579	\$170,271	\$182,027
Traffic Counts	46,000 on Leesburg Bypass and Route 15		

Co-Tenants





PLAZA STREET

LEESBURG BYPASS 46,000 VPD

BATTLEFIELD PARKWAY NE 16,000 VPD

EDWARDS FERRY ROAD 27,000 VPD

EAST MARKET STREET 80,000 VPD

FORT EVANS ROAD NE

Leesburg Plaza

Shenandoah Square



Fort Evans Plaza

Leesburg Premium Outlets

Battlefield Marketplace

Battlefield Shopping Center

Fort Evans Plaza II

Site Plan

2,500 - 22,000 SF available



Tenant List

Space #	Sq. Ft.	Tenant
A-1	3,200	MetroMed
A-3	1,600	SoccerPost
A-4	1,500	SoccerPost
A-5	750	Elite Brow
A-6	1,250	Select Floor & Rugs
B-1	1,400	Regional Finance
B-2	1,400	FastSigns
B-3	1,400	Jolie Nails
B-4A	2,000	Multi-Hispanic Market

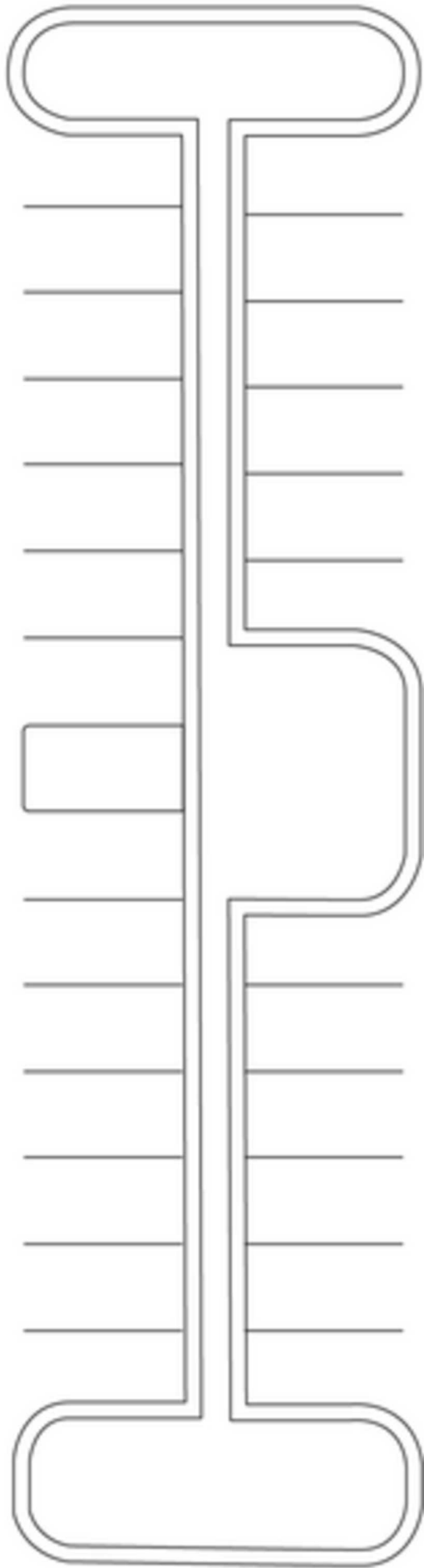
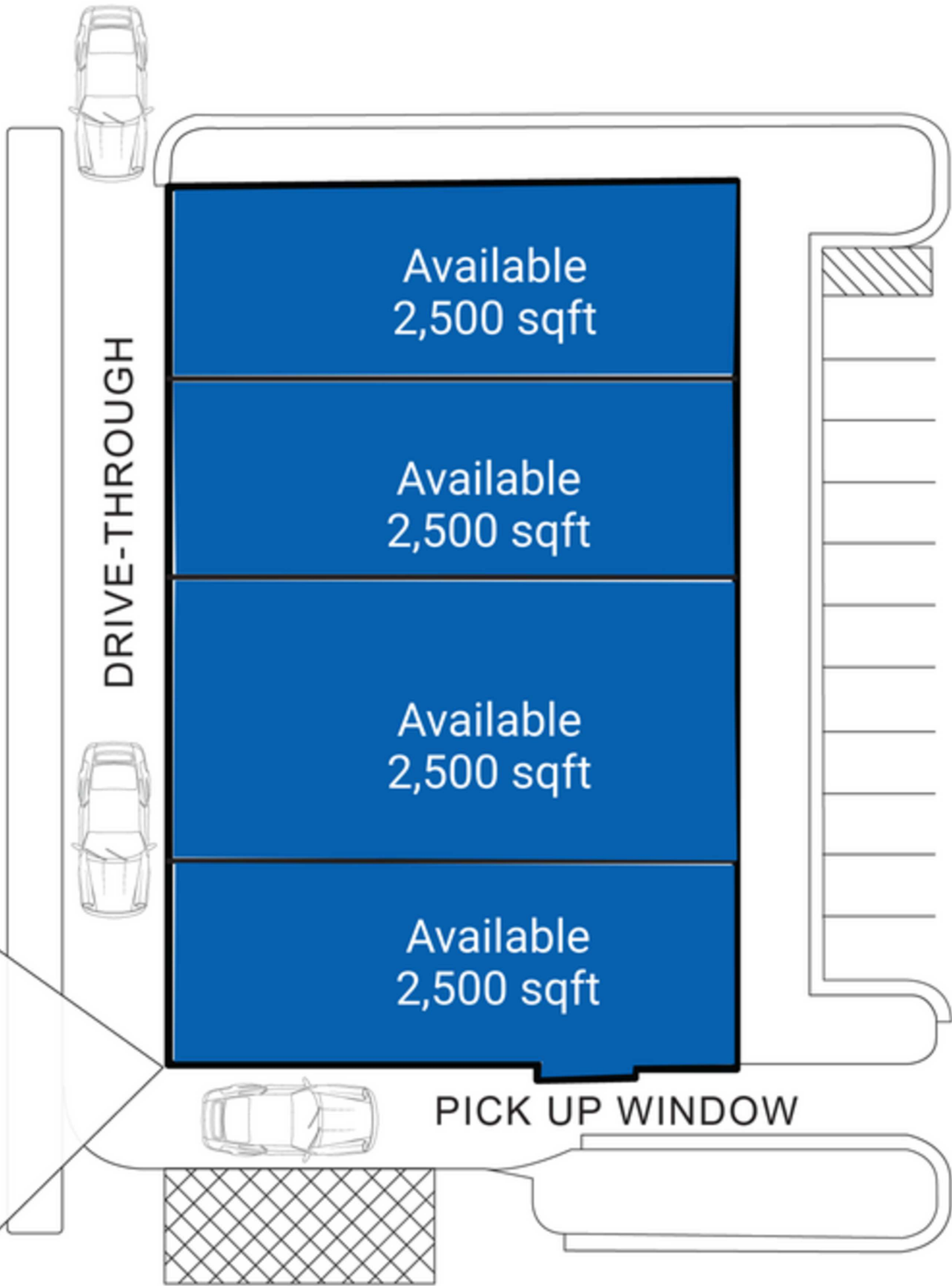
Space #	Sq. Ft.	Tenant
B-4B	6,000	Sherwin Williams
B-4E	2,000	Exchange & Jewelry
B-5A	1,400	Salon Spectra
B-5B	1,750	Total Pools and Service
B-6	1,400	Domino's Pizza
B-7	1,400	Tapei Cafe
1	22,000	Available
2	4,720	Available
3	96,188	Floor & Decor

Space #	Sq. Ft.	Tenant
4.1	2,500	Available
4.2	2,500	Available
4.3	2,500	Available
4.4	2,500	Available
5	-	Leesburg Public House
6	-	Burger King
7	-	IHOP
8	-	Taco Bell
9	-	Exxon

Outparcel Opportunity

2,500 SF available

Space #	Sq. Ft.	Tenant
1	2,500	Available
2	2,500	Available
3	2,500	Available
4	2,500	Available



Outparcel Renderings



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

SHENANDOAH SQUARE | 950 EDWARDS FERRY RD NE, LEESBURG, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218