

# SHENANDOAH SQUARE

LEESBURG, VA

2,500-16,000 SF AVAILABLE







# SHENANDOAH SQUARE

LEESBURG, VA

- | Pad Site with drive-thru available fronting Route 15 Bypass
- | 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

## DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 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	28,003 on Leesburg Bypass and Route 15		

## CO-TENANTS



# SHENANDOAH SQUARE LEESBURG, VA



**BATTLEFIELD SHOPPING CENTER**

- DICK'S SPORTING GOODS
- FIVE GUYS
- ROSS DRESS FOR LESS
- STAPLES
- Total Wine A MORE
- petco
- Starbucks
- Pizza Hut

- Sherwin Williams
- IHOP
- Dominos
- Burger King
- FLOOR DECOR

**BATTLEFIELD MARKETPLACE**

- COSTCO WHOLESALE
- TARGET
- KOHL'S
- Chick-fil-A

**LEESBURG PLAZA**

- Giant
- Starbucks
- Planet Fitness
- Party City
- PETSMART
- tropical CAFE

**FORT EVANS PLAZA**

- HOBBY LOBBY
- THE HOME DEPOT

**FORT EVANS PLAZA II**

- DOLLAR TREE
- Walgreens
- Marshalls

**VIRGINIA VILLAGE**

- VOCELLI PIZZA
- H&R BLOCK
- WELLS FARGO
- CARDINAL BANK
- enterprise

**LEESBURG PREMIUM OUTLETS**

- BURBERRY
- COACH
- NIKE
- ANN TAYLOR FACTORY STORE
- LOFT
- WILLIAMS SONOMA CALIFORNIA
- & 90+ PREMIUM OUTLETS

**VILLAGE AT LEESBURG**

- Wegmans
- WELLS FARGO
- ULTA BEAUTY
- Bowlero
- LAIFITNESS
- CMX CINEMAS

**THE SHOPS AT RUSSELL BRANCH**

- LOWE'S
- ALDI

**LANDSDOWNE TOWN CENTER**

- Harris Teeter
- CVS pharmacy

POTOMAC RIVER

MARYLAND

VIRGINIA

LANDSDOWNE

BELMONT

VIRTS CORNER

267

267

15

7

15

7

EDWARDS FERRY RD  
28,003 VPD

# SITE PLAN

SHENANDOAH SQUARE | LEESBURG, VA

2,500-16,000 SF AVAILABLE



## TENANT LIST

SHENANDOAH SQUARE | LEESBURG, VA

#	SQ. FT	MERCHANT
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

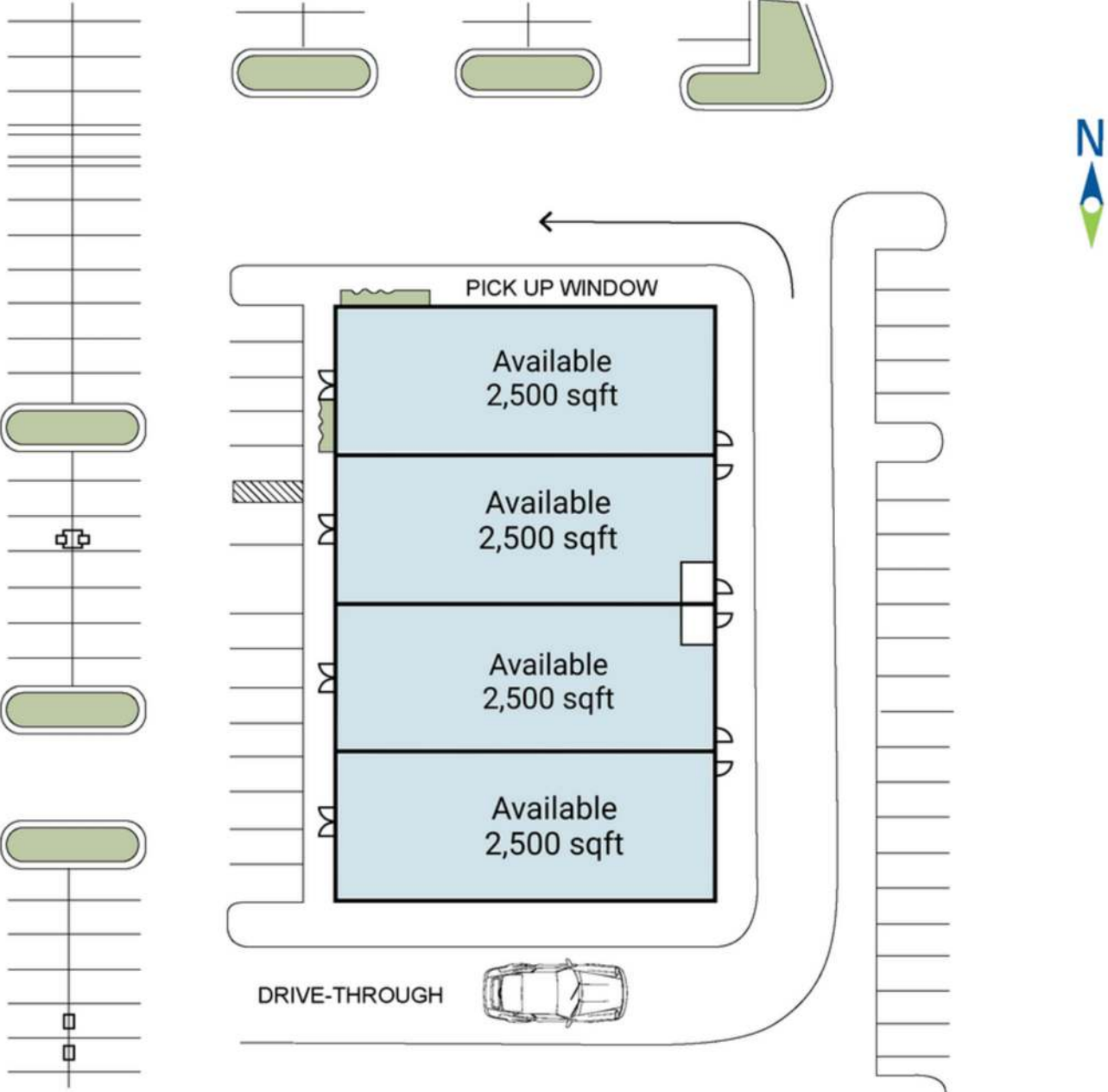
#	SQ. FT	MERCHANT
B-4B/4C/4D	6,000	Sherwin Williams
B-4E	2,000	Exchange & Jewelry
B-5A	1,400	Salon Spectra
B-5B	1,750	Total Pools and Service
B-6	1,400	Domino's Pizza
B-7	1,400	Tapei Cafe
1	16,000	Available
2	4,720	Available

#	SQ. FT	MERCHANT
3	96,188	Floor & Decor
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

SHENANDOAH SQUARE | LEESBURG, VA

2,500-16,000 SF AVAILABLE



# OUTPARCEL RENDERINGS

SHENANDOAH SQUARE | LEESBURG, VA

2,500-16,000 SF AVAILABLE





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

**Chris Pamboukian | [cpamboukian@rappaportco.com](mailto:cpamboukian@rappaportco.com) | 571.382.1217**

**Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218**

**[rappaportco.com](http://rappaportco.com)**