

**RAPPAPORT**  
CULTIVATING PLACES

®

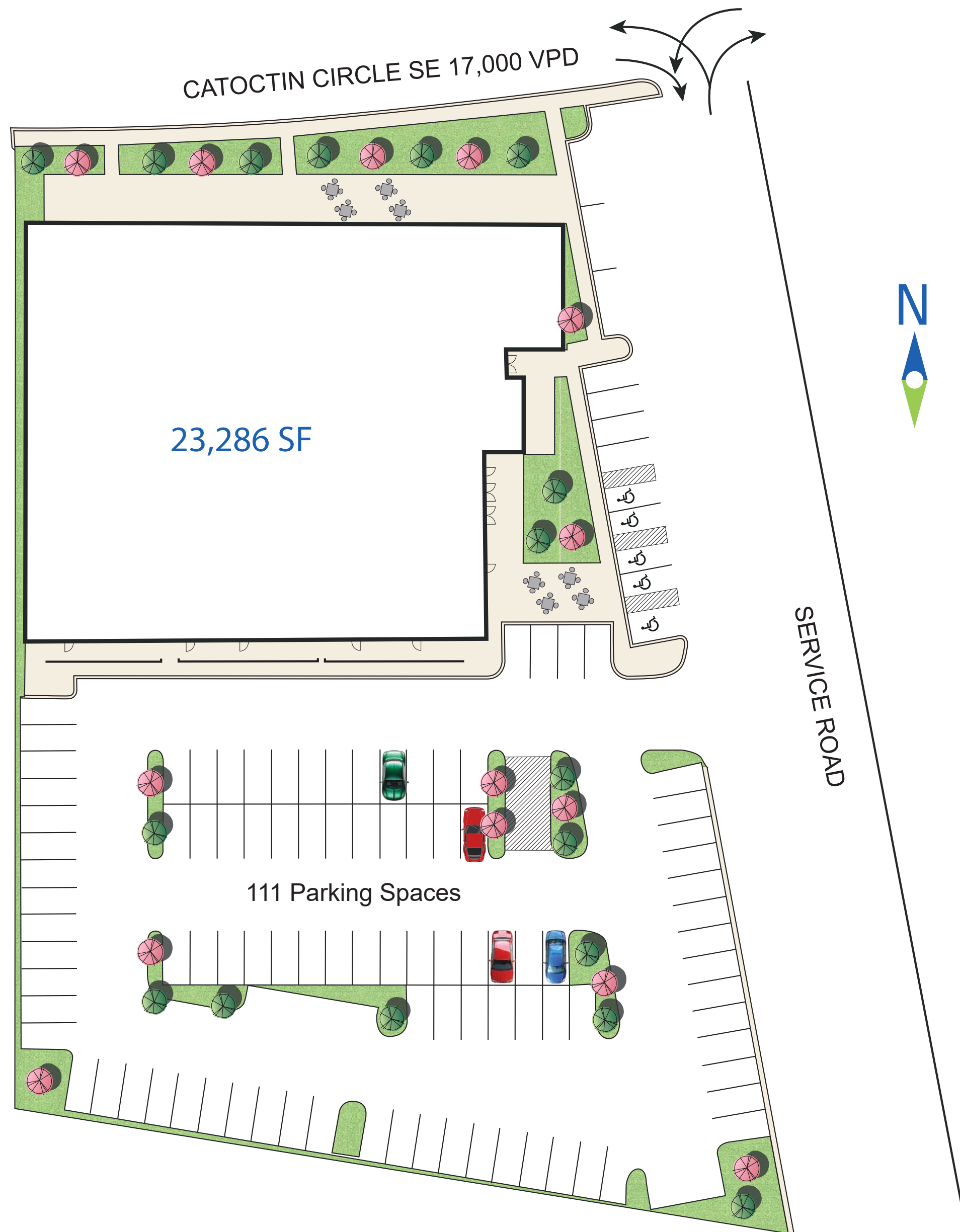


**37 CATOCTIN  
CIRCLE SE**

LEESBURG, VIRGINIA

**AVAILABLE  
23,286 SF**





# PROPERTY Overview

37 CATOCTIN CIRCLE SE | LEESBURG, VIRGINIA

This prime leasing opportunity in Leesburg, Virginia offers a spacious, open-floor layout within a former community building, making it an excellent choice for a grocer or large retailer. The property includes 111 onsite parking spaces and enjoys high visibility and easy access to Catocin Circle (17,000 VPD).

The site is situated next to mixed-use redevelopment project Virginia Village.

## Virginia Village

- 650 Residential Units
- 104,000 SF of office
- 70,000 SF of retail and restaurants
- Three parks and green spaces
- An outdoor amphitheater
- Connectivity to bike trails and a pedestrian bridge to Leesburg's historic downtown



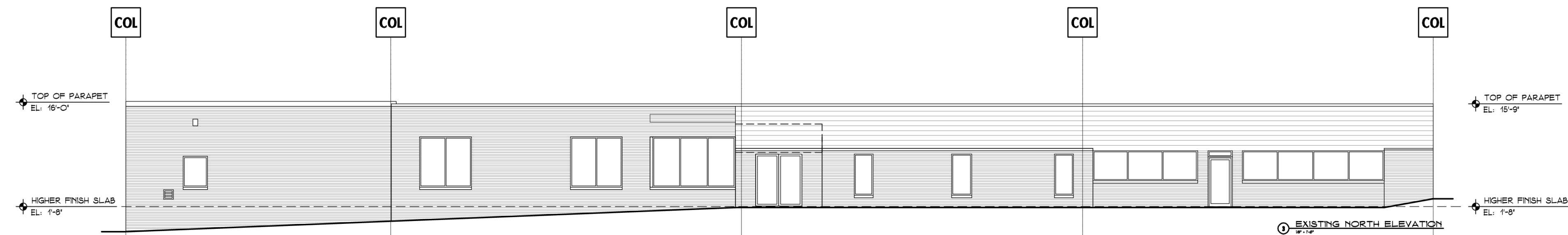
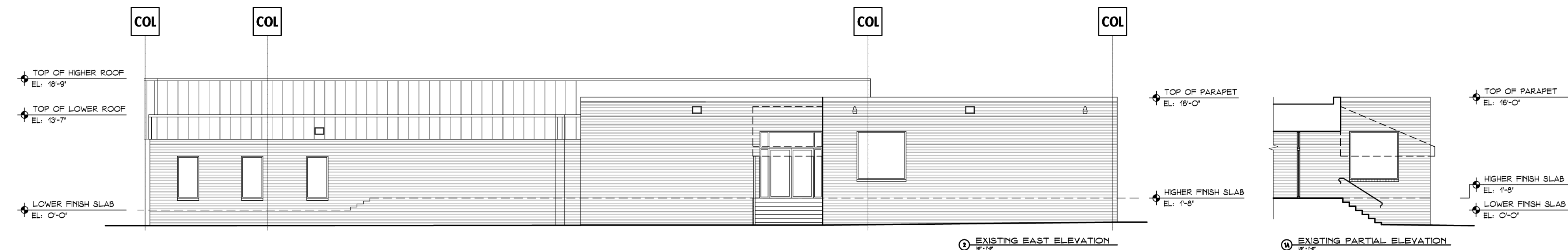
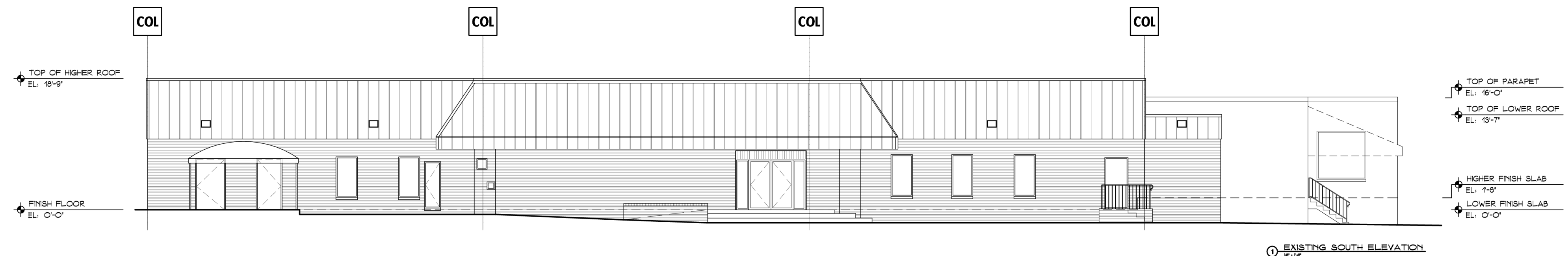
# FEATURES & **Highlights**

- 23,286 SF Grocery or big box retailer opportunity along Catoctin Circle (17K VPD) in Leesburg, VA
- Ample parking: 111 surface spaces
- Neighbors the Virginia Village Mixed Use Redevelopment, set to include over 170K SF commercial space and 650 residential units, in addition to community amenities.
- Approximate to Route 15 / Leesburg Pike (66K VPD) & King Street (25K VPD)
- Crescent Design District; permitting uses in B-2 zoning





# BUILDING Elevations





# Demographics

**1 Mile**

**3 Miles**

**5 Miles**

**POPULATION**

14,615

54,677

88,638

**DAYTIME  
POPULATION**

11,541

23,931

32,517

**AVERAGE  
HOUSEHOLD  
INCOME**

\$154,733

\$169,751

\$199,149



# THE LEESBURG Market

Leesburg, Virginia, located in Loudoun County, is a market that blends historical charm with modern growth. Driven by its close proximity to Washington D.C. and Dulles International Airport, real estate in the area has attracted both residential and commercial investment and home prices generally trend upward.

With excellent schools, parks, and cultural amenities, residents enjoy a high quality of life and significant job opportunities support a robust employment market making Leesburg an attractive place to live and work.

## Key Economic Sectors



Technology



Healthcare



Government  
Contracting



Tourism







**Battlefield Marketplace**

**Shenandoah Square**

LOUDOUN COUNTY  
COURTHOUSE

**Downtown Leesburg**

**Leesburg Plaza**

**Battlefield Shopping Center**

**SAFeway**

**VIRGINIA VILLAGE**  
Now Under Construction  
104K Commerical Space  
70K Retail Space  
650 Residential Units

**CRESCENT PLACE MIXED  
USE DEVELOPMENT**  
224 Units  
30,000 SF Retail

**OUTBACK**  
STEAKHOUSE

**HOBBY LOBBY**

**Bellewood Commons**

**Leesburg Outlets**

LOFT WILLIAMS-SONOMA   
POTTERY BARN GAP J.C. A. BANK  
and 90+ Premium Outlets

**Fort Evans Plaza I**

**37 Catoctin Cr SE**

KING ST 25,000 VPD

E MARKET ST 40,000 VPD

CATOCTIN CIRCLE 17,000 VPD

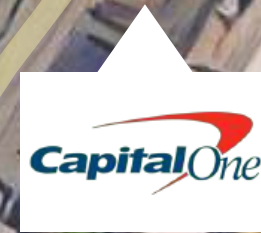
LEESBURG BYPASS 66,000 VPD

E MARKET ST 40,000 VPD

7



224 Units  
30,000 SF Retail



# VIRGINIA VILLAGE

Now Under Construction  
104K Commerical Space  
70K Retail Space  
650 Residential Units

CRESCENT PLACE MIXED  
USE DEVELOPMENT

KING ST 25,000 VPD

CATOCTIN CIRCLE 17,000 VPD

37 Catoctin Cr SE

CATOCTIN  
ELEMENTARY SCHOOL



The logo for Rappaport Cultivating Places is centered in the lower half of the image. It consists of the word "RAPPAPOORT" in a large, bold, white, sans-serif font, with the words "CULTIVATING PLACES" in a smaller, all-caps, white, sans-serif font directly beneath it. The text is enclosed within a thin white rectangular border.

# RAPPAPOORT

CULTIVATING PLACES

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**37 Catoctin Circle SE | Leesburg, Virginia**