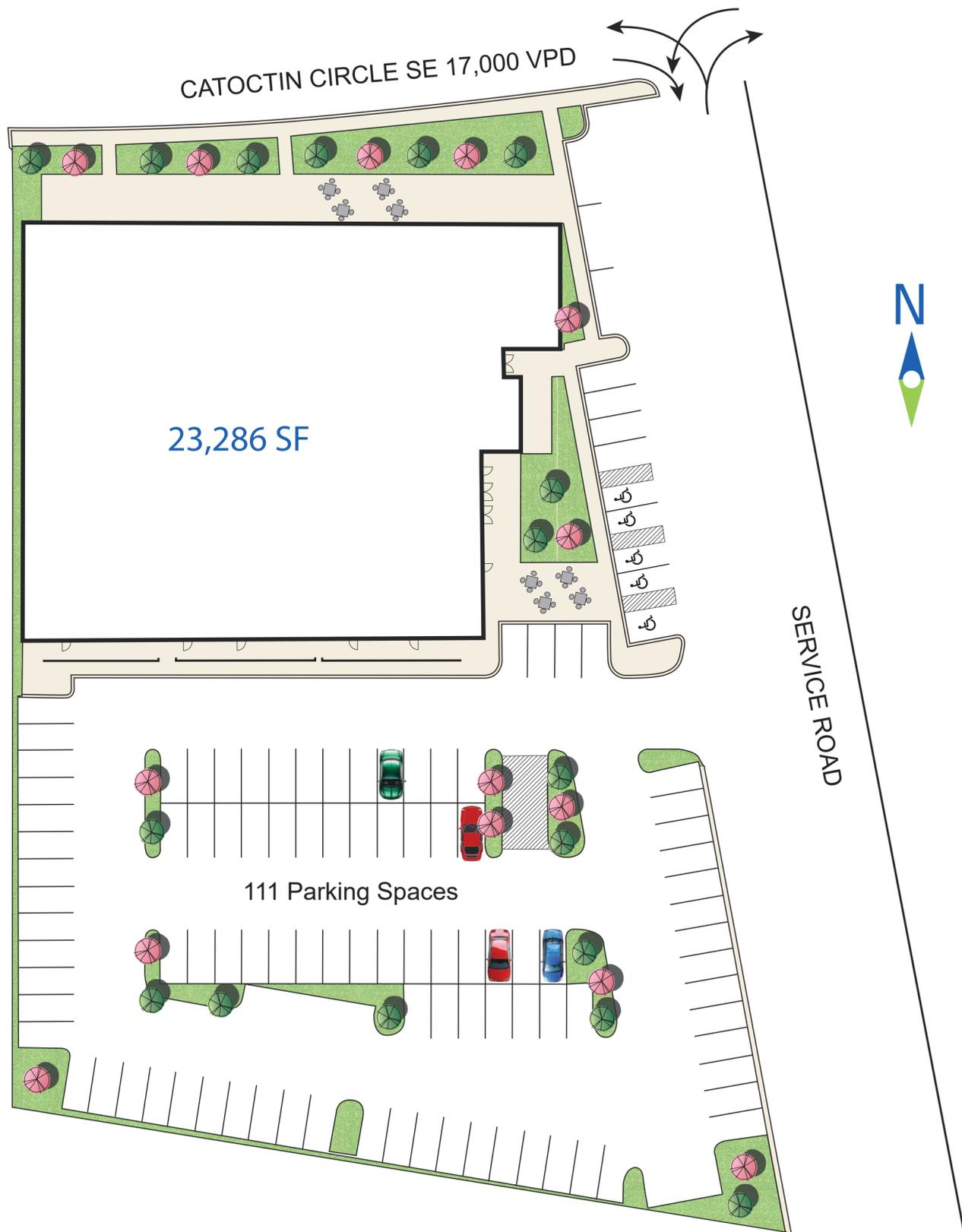




37 CATOCTIN CIRCLE SE

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 Catoclin 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

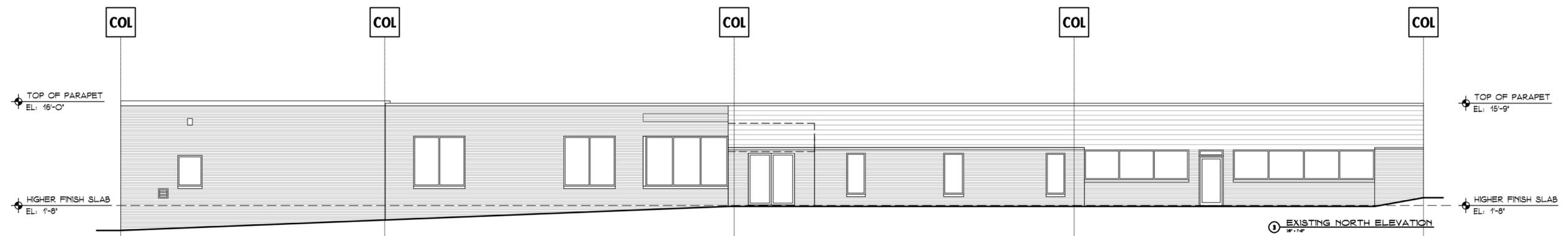
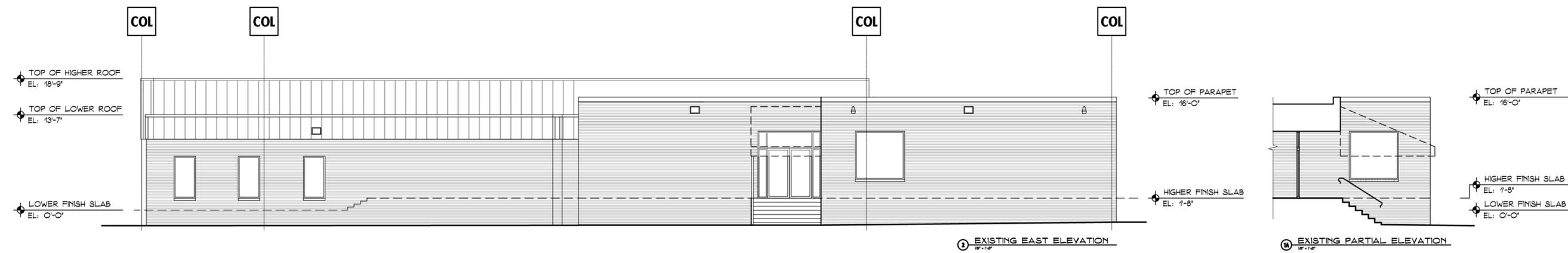
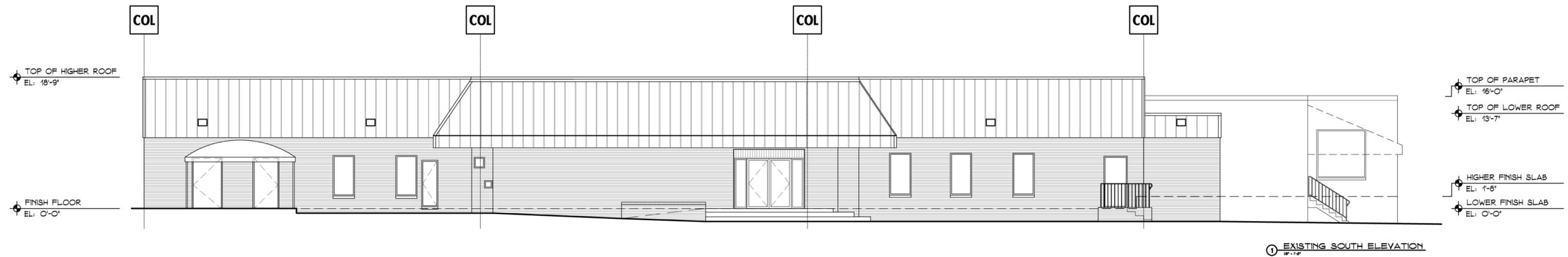


FEATURES & **Highlights**

- 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
 COSTCO WHOLESALE TARGET KOHL'S

Shenandoah Square
 TACO BELL FLOOR DECOR BURGER KING

Leesburg Plaza
 Planet Fitness tropical CAFE JJ PETSMART Starbucks Giant

Battlefield Shopping Center
 DICK'S SPORTING GOODS Michaels SPRINKS FARMERS MARKET FIVE GUYS BURGERS and FRIES ROSS DRESS FOR LESS

Downtown Leesburg
 KING ST OYSTER BAR THE LUCKY WHEEL PUCGIO'S New York Eel

OUTBACK STEAKHOUSE

HOBBY LOBBY

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

SAFeway

Capital One

CVS pharmacy 7 ELEVEN

UNITED STATES POSTAL SERVICE

Bellewood Commons
 DUNKIN' DONUTS Orangetheory FITNESS T-Mobile

Leesburg Outlets
 LOFT WILLIAMS-SONOMA NIKE POTTERY BARN GAP J.P.S. A. BANK
 and 90+ Premium Outlets

Fort Evans Plaza I
 Marshalls TRADER JOE'S Walgreens

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

LOUDOUN COUNTY COURTHOUSE

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





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