



**RAPPAPORT**  
CULTIVATING PLACES



**VILLAGE**  
AT LEESBURG

*Everyday Extraordinary*





|         | Daytime Population<br>2023 | Population<br>2023 | Average Annual HH<br>Income 2023 | Median Owner Occ.<br>Housing Value 2023 |
|---------|----------------------------|--------------------|----------------------------------|-----------------------------------------|
| 2 Miles | 19,997                     | 35,737             | \$165,924                        | \$489,590                               |
| 5 Miles | 75,366                     | 138,279            | \$166,636                        | \$505,083                               |
| 7 Miles | 104,461                    | 192,474            | \$167,632                        | \$518,345                               |



**VILLAGE**  
AT LEESBURG

**Welcome to Village at Leesburg** – a 1.2 million square foot mixed-use, grocery anchored, main street style center with Class-A offices and luxury apartments. This unique “live-work-play” combination makes Village at Leesburg the destination of choice for retailers seeking locations in the Loudoun County suburban market.

OVER

**75**

NATIONAL, REGIONAL  
AND BOUTIQUE  
RETAILERS

**335**

LUXURY  
APARTMENTS

**150,000**

SF CLASS A  
OFFICE SPACE

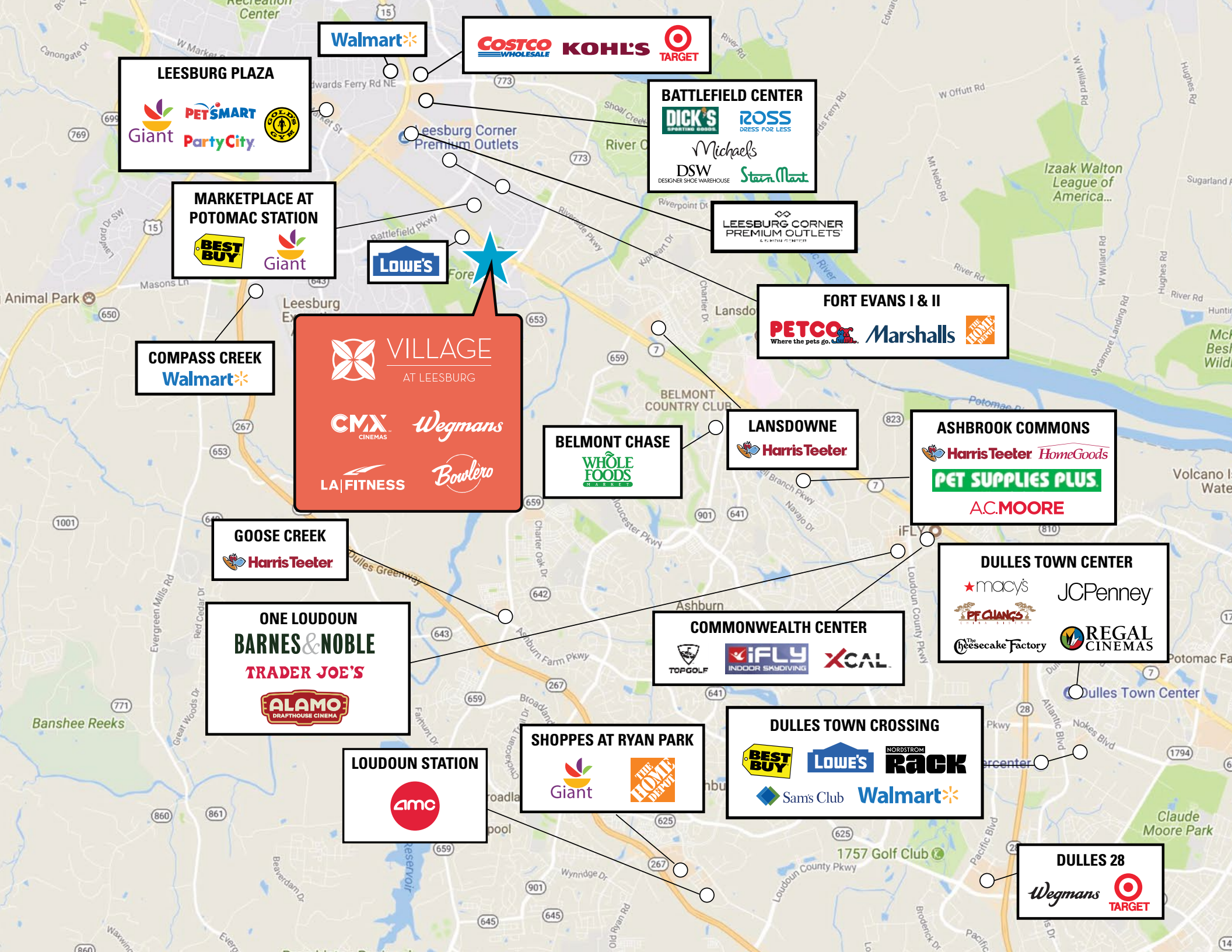
**LEESBURG RANKED ONE OF THE TOP 20 SMALL  
CITIES IN AMERICA**

**LOUDOUN COUNTY IS THE WEALTHIEST AND  
FASTEST GROWING COUNTY IN THE NATION**

– Forbes

- Families with children are more likely to visit VAL than any other demographic
- 54% of trade area households visit VAL once or more every month
- 26% visit at least once per week
- 49% of Wegmans shoppers “always or sometimes” visit other retailers at VAL





Walmart

COSTCO WHOLESALE KOHL'S TARGET

LEESBURG PLAZA  
Giant PETSMART PartyCity

BATTLEFIELD CENTER  
DICK'S SPORTING GOODS ROSS DRESS FOR LESS  
Michaels DSW DESIGNER SHOE WAREHOUSE Stern.Mart

MARKETPLACE AT POTOMAC STATION  
BEST BUY Giant

LOWE'S

LEESBURG CORNER PREMIUM OUTLETS

COMPASS CREEK  
Walmart

VILLAGE AT LEESBURG  
CMX CINEMAS Wegmans LA FITNESS Bowlero

FORT EVANS I & II  
PETCO Marshalls THE HOME DEPOT

BELMONT CHASE  
WHOLE FOODS MARKET

LANDSDOWNE  
Harris Teeter

ASHBROOK COMMONS  
Harris Teeter HomeGoods PET SUPPLIES PLUS A.C. MOORE

GOOSE CREEK  
Harris Teeter

ONE LOUDOUN  
BARNES & NOBLE TRADER JOE'S ALAMO DRAFTHOUSE CINEMA

COMMONWEALTH CENTER  
TOPGOLF iFLY INDOOR SKYDIVING XCAL

DULLES TOWN CENTER  
macy's JCPenney P.F. CHANG'S REGAL CINEMAS The Cheesecake Factory

LOUDOUN STATION  
amc

SHOPPES AT RYAN PARK  
Giant THE HOME DEPOT

DULLES TOWN CROSSING  
BEST BUY Lowe's Sams Club Walmart RACK NORDSTROM

DULLES 28  
Wegmans TARGET





| #      | TENANT                     | SF      |
|--------|----------------------------|---------|
| A      | Wegmans                    | 142,692 |
| B-100  | Sylvan Learning Center     | 1,288   |
| B-115  | Playful Pack               | 4,050   |
| B-120  | Plaza Azteca               | 5,214   |
| B-130  | BurgerFI                   | 2,474   |
| BB-100 | CMX Cinemas (14 Screens )  | 63,654  |
| BB-102 | Victory Martial Arts       | 4,165   |
| BB-120 | Available                  | 5,395   |
| BB-130 | Available                  | 1,607   |
| BB-132 | 5 Tara Indian Cuisine      | 2,904   |
| BB-300 | A Place to Be              | 6,470   |
| C-100  | Rita's Italian Ice         | 1,008   |
| C-110  | Playa Bowls                | 798     |
| C-115  | Village Pickle             | 23,993  |
| C-130  | ULTA Beauty                | 10,537  |
| C-135  | Marine Corps Career Center | 1,810   |
| D-100  | AT&T                       | 3,090   |
| D-110  | Altitude Trampoline        | 16,653  |
| D-119  | My Wellness Physician      | 1,200   |
| D-120  | Mochinut                   | 1,200   |
| D-121  | Bubbleology                | 914     |
| D-122  | Prejuvenation Aesthetics   | 2,070   |
| D-123  | The Little Gym / Snapology | 9,015   |
| D-125  | Dana's Cake Shoppe         | 904     |
| D-130  | Dana's Cake Shoppe         | 911     |
| E-100  | Bowlero                    | 21,564  |
| E-120  | The Dell Food & Brew Hall  | 13,994  |
| E-125A | Available                  | 1,728   |
| E-125B | Available                  | 1,743   |
| E-130  | Advanced Dental            | 2,417   |

| #     | TENANT                     | SF    |
|-------|----------------------------|-------|
| F-100 | Salon Lofts                | 5,767 |
| F-104 | Lazy Daisy Gift Shop       | 6,004 |
| F-108 | Bandit Taco                | 2,277 |
| G-112 | The Good Feet Store        | 2,177 |
| G-116 | Pinnacle Bank              | 2,135 |
| G-117 | PAINT Nail Bar             | 2,135 |
| G-120 | Potomac River Running      | 2,136 |
| G-122 | Weird Bros Coffee          | 1,654 |
| G-124 | Mind Zero                  | 3,254 |
| H-100 | Charles Schwab             | 5,283 |
| H-108 | Wiggle Butt & Whiskers     | 2,800 |
| H-112 | Gogi BBQ                   | 3,396 |
| H-116 | The Woodhouse Day Spa      | 7,978 |
| J-100 | Vino Bistro                | 3,266 |
| J-104 | Travinia Italian Kitchen   | 6,505 |
| J-108 | The Conche                 | 2,864 |
| J-116 | TREK Bikes                 | 7,990 |
| K-100 | Firebirds                  | 5,826 |
| K-104 | Seven Tea House            | 1,609 |
| K-106 | Bonchon                    | 2,409 |
| K-108 | Noku Sushi & Grill         | 1,462 |
| L-112 | Noodles & Company          | 2,730 |
| L-116 | European Wax Center        | 1,692 |
| L-118 | Wine and Design            | 1,298 |
| L-120 | Katie's Nail Spa           | 1,248 |
| L-124 | VisionWorks                | 3,952 |
| M-100 | Villa Montessori Preschool | 4,475 |
| M-105 | Anchor Bar Buffalowing     | 5,770 |
| M-110 | AllCare                    | 2,956 |
| M-115 | Army Corps of Engineers    | 1,529 |

| #     | TENANT                                | SF     |
|-------|---------------------------------------|--------|
| N-100 | Massage Envy                          | 3,002  |
| N-110 | The Mattress Firm                     | 5,305  |
| N-115 | Verizon Wireless                      | 3,806  |
| P-100 | Spitz Mediterranean                   | 1,788  |
| P-110 | White & Ivory Diamonds, Fine Jewelery | 860    |
| P-115 | UBreakiFix                            | 1,165  |
| P-118 | G5 salon                              | 1,165  |
| P-120 | Johnson Fitness & Wellness            | 2,255  |
| P-125 | Hammer & Nails                        | 1,841  |
| P-130 | Available                             | 3,600  |
| P-135 | Available                             | 1,043  |
| Q-100 | Leesburg Family Smiles                | 4,444  |
| Q-105 | Banfield Pet Hospital                 | 2,623  |
| Q-110 | Orvis                                 | 6,022  |
| Y     | Wells Fargo                           | 4,615  |
| Z     | LA Fitness                            | 45,000 |



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