

RAPPAPORT
CULTIVATING PLACES®

AVAILABLE 23,286 SF

37 CATOCTIN CIRCLE SE

LEESBURG, VIRGINIA





PROPERTY Overview

37 CATOCTIN CIRCLE SE | LEESBURG, VIRGINIA

This prime leasing opportunity in Leesburg, Virginia offers a spacious open floor plan within a former community building, making an excellent choice for office and retail uses including a grocer or larger retailer. The property includes ample onsite parking and enjoys high visibility and easy access to Catoctin Circle (17,000 VPD).

Virginia Village

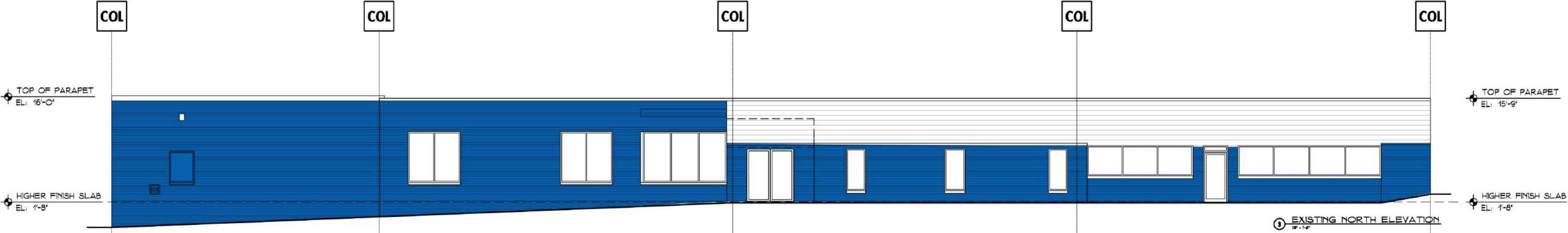
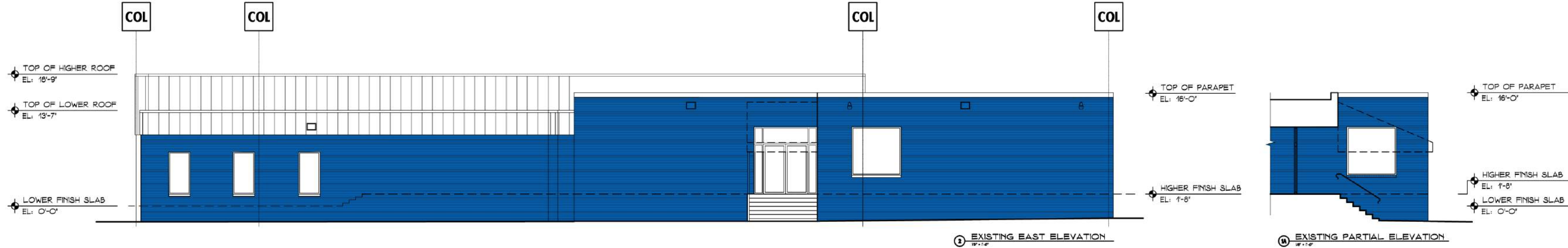
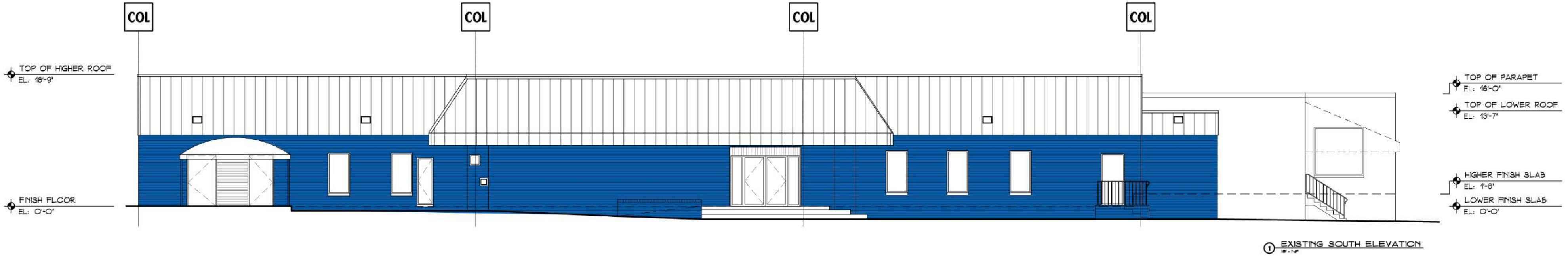
- 650 Residential Units
- 104,000 SF of office
- 70,000 SF of retail and restaurants
- Three parks and green spaces
- An outdoor amphitheater
- Connectivity to bike trails and a pedestrian bridge to Leesburg's historic downtown

FEATURES & **Highlights**

- 23,286 SF Grocery or big box retailer opportunity along Catoctin Circle (17K VPD) in Leesburg, VA
- Open floor plan can easily accommodate a mix of smaller uses
- 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.
- Proximate to Route 15 / Leesburg Pike (66K VPD) & King Street (25K VPD)
- Crescent Design District; permitting uses in B-2 zoning

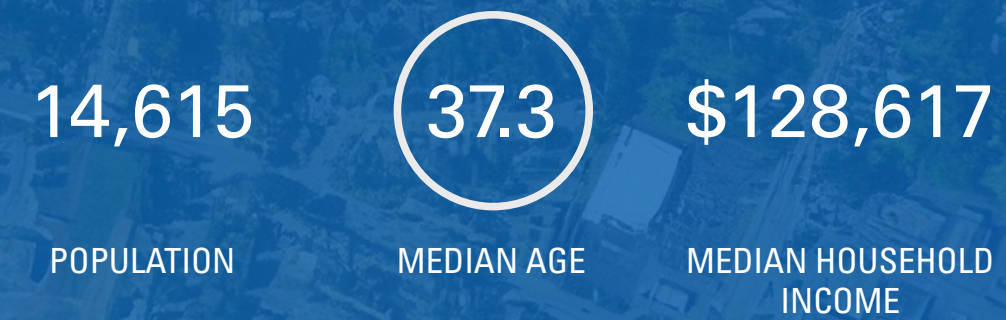


BUILDING Elevations

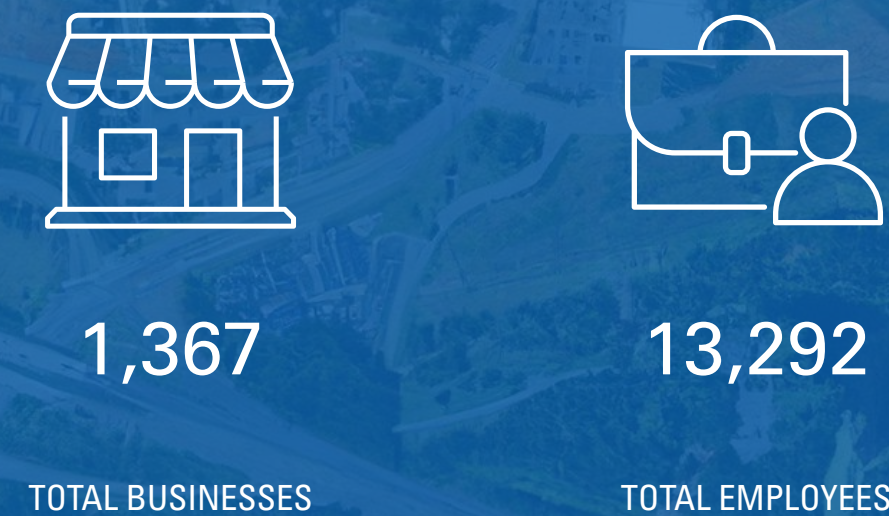


Demographics

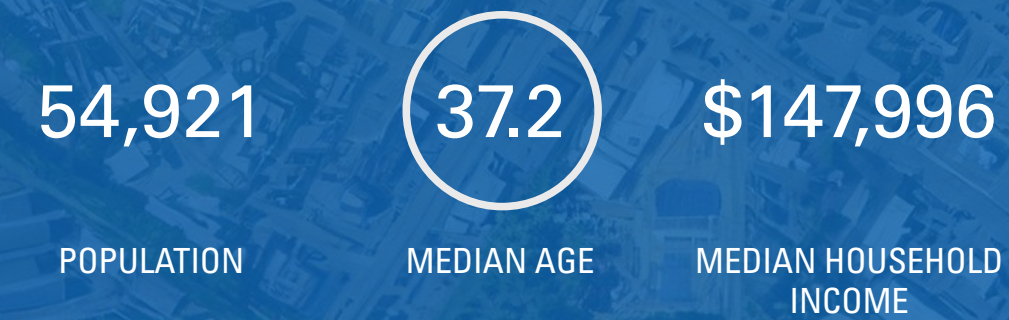
1 Mile



Business



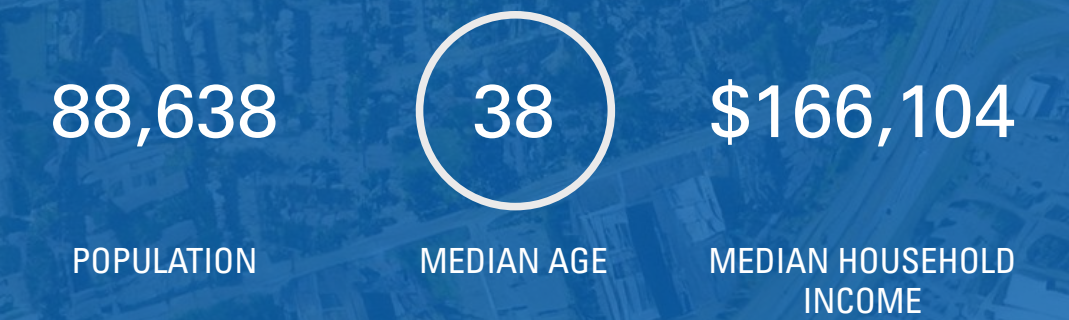
3 Miles



Business



5 Miles



Business



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





THE NORTH
STAR SCHOOL

Downtown Leesburg

Exxon
TALLY HO
SHOE'S CUP & CORK
Leesburg DINER
BUDY'S BISCUITS
Catty corner Cafe
LIGHTFOOT RESTAURANT
MOCATINAS
KING ST OYSTER BAR
S

LOUDOUN COUNTY
HIGH SCHOOL

CHURCH & MARKET
MIXED USE DEVELOPMENT
115 Units
25,000 SF Commercial

KING ST STATION CONDO
DEVELOPMENT
64 Units

Virginia Village Shopping Mall
Under Redevelopment

ABC enterprise NAPA
Walgreens MAVERICK BIKES

DOUGLASS
SCHOOL

Leesburg Plaza

planet fitness Advance Auto Parts JJ
Office DEPOT tropical CAFE BAM! BOOKS-A-MILLION
GameStop Starbucks PETSMART

The Shoppes at King's Corner

Dolce & Gabbana SOUVLAKIBAR
Wishbone Rotisserie

SAFeway

KETTERMAN'S
always...

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

Middleburg Bank

UNITED STATES
POSTAL SERVICE

CATOCTIN CIRCLE 17,000 VPD

37 Catoctin Cr SE

FOOD LION

SUBARU

TRUIST

SUBWAY

DODGE Jeep
CHRYSLER RAM

Capital One

CVS pharmacy 7 ELEVEN

Bellewood Commons

DUNKIN' DONUTS Orangetheory FITNESS T-Mobile
RED KABOB MELT gourmet cheeseburgers POPEYES
baskin BR robbins Benchmark Jewelers

WHITE OAKS FARM (UNDER CONSTRUCTION)
162 residential units

LEESBURG BYPASS 66,000 VPD



Virginia Village Shopping Mall
Under Redevelopment



KETTERMAN'S
always...

CapitalOne

SAFEWAY

KING ST 25,000 VPD

CRESCENT PLACE
MIXED USE
DEVELOPMENT

224 Units
30,000 SF Retail

Middleburg
Bank

The Shoppes at King's Corner

Dolce & Ciabatta
BAKERY CAFE

SOUVLAKIBAR
festive greek

Wishbone Rotisserie

UNITED STATES
POSTAL SERVICE

CATOCTIN CIRCLE 17,000 VPD



37 Catoctin Cr SE

FOOD LION

SUBARU

DODGE Jeep
CHRYSLER RAM

TRUIST

SUBWAY

The logo for Rappaport Cultivating Places is centered in the image. It features the word "RAPPAORT" in a large, bold, white sans-serif font. Below it, the words "CULTIVATING PLACES" are written in a smaller, all-caps, white sans-serif font. The entire logo is enclosed within a thin white rectangular border.

RAPPAORT

CULTIVATING PLACES

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