

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

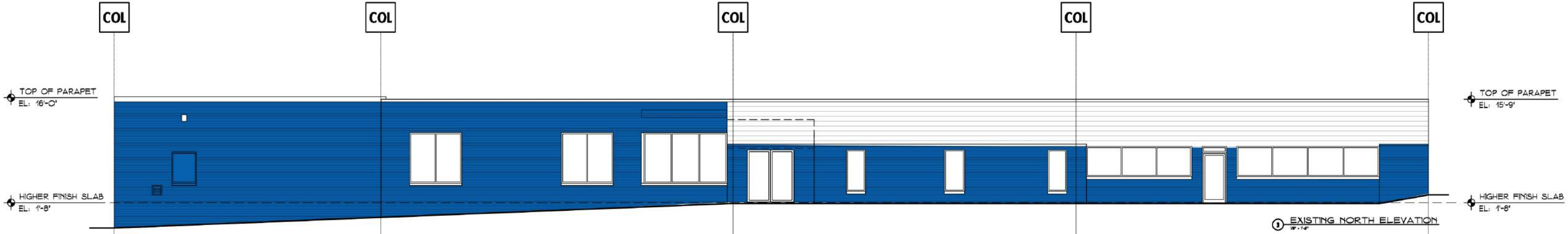
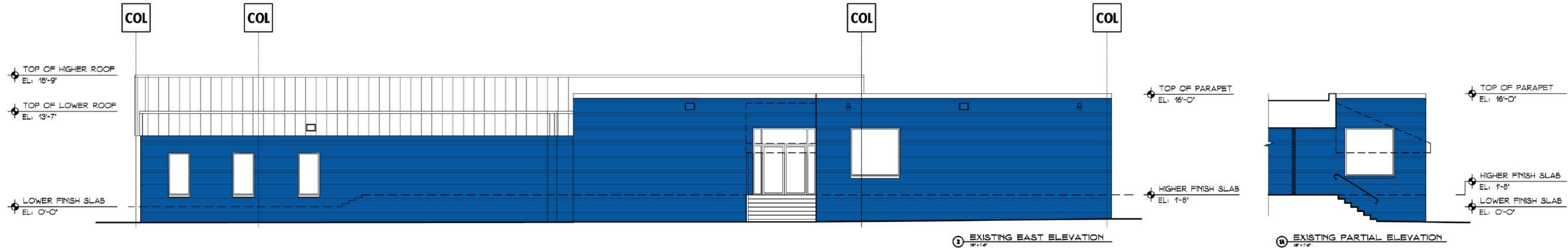
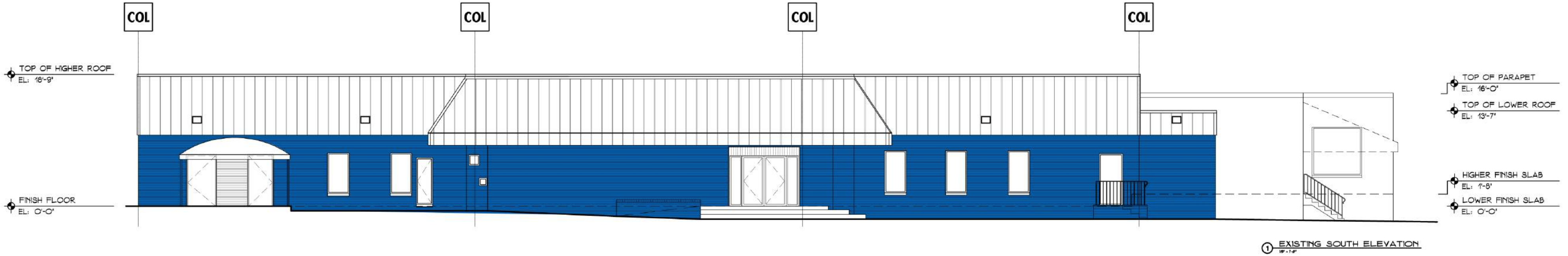
- 650 Residential Units
- 104,000 SF of office
- 70,000 SF of retail and restaurants
- Three parks and green spaces
- An outdoor amphitheater
- Connectivity to bike trails and a pedestrian bridge to Leesburg's historic downtown

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)

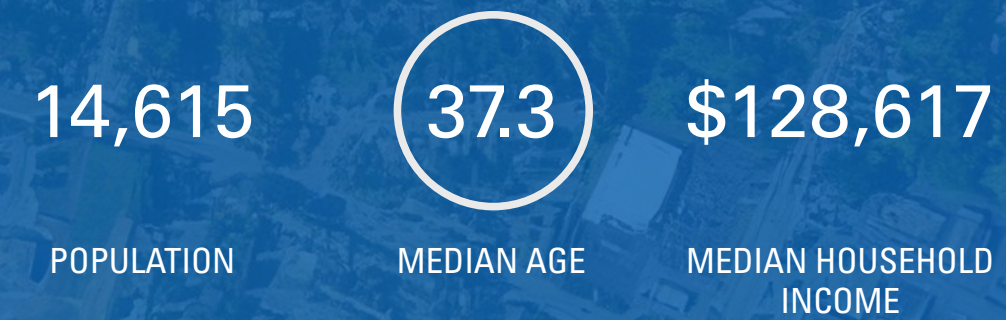


BUILDING Elevations

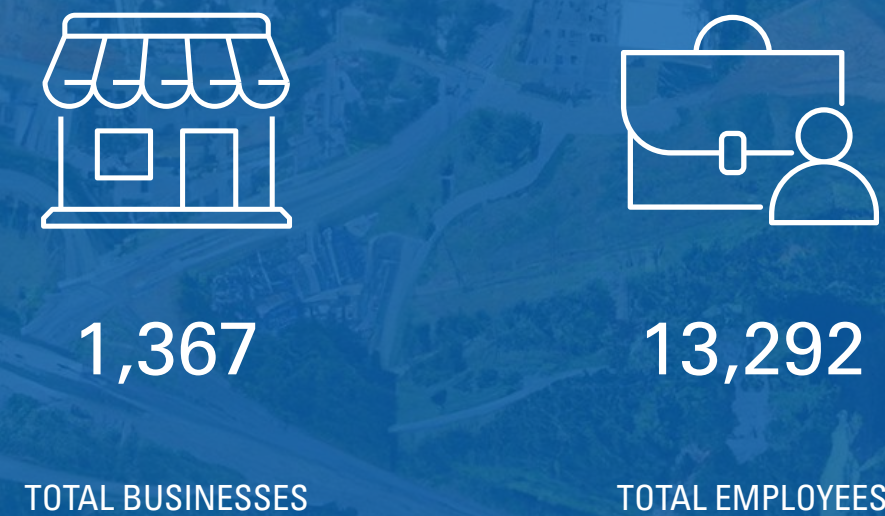


Demographics

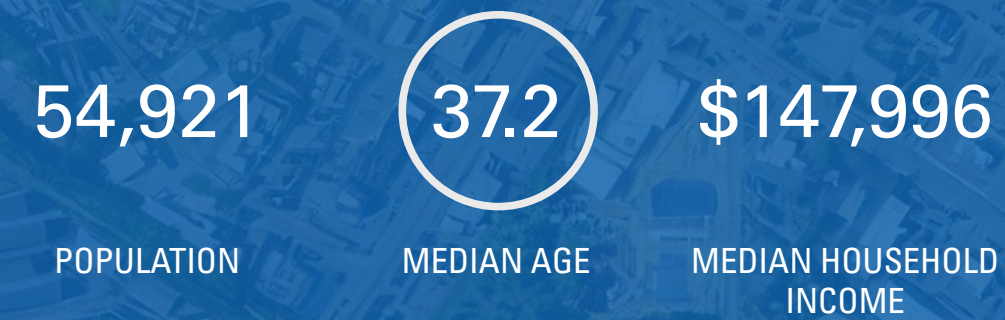
1 Mile



Business



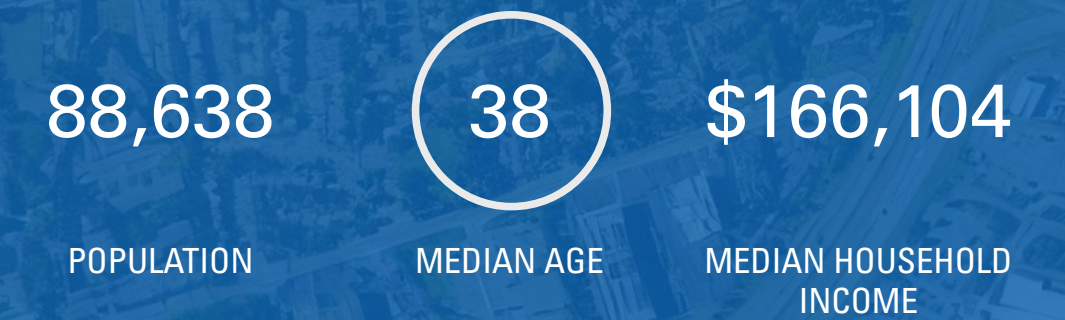
3 Miles



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
Leesburg DINER
BUDY'S
CATTY
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!
GameStop Starbucks PET SMART
BOOKS-A-MILLION

The Shoppes at King's Corner

Dolce & Gabbana SOUVLAKIBAR
Wishbone Rotisserie

SAFEWAY

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

CATOCTIN CIRCLE 17,000 VPD

UNITED STATES
POSTAL SERVICE

WHITE OAKS FARM (UNDER CONSTRUCTION)
162 residential units

FOOD LION

37 Catoctin Cr SE

TRUIST

SUBWAY

SUBARU

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

LEESBURG BYPASS 66,000 VPD



Virginia Village Shopping Mall
Under Redevelopment



KING ST 25,000 VPD



CATOCTIN CIRCLE 17,000 VPD

CRESCENT PLACE
MIXED USE
DEVELOPMENT

224 Units
30,000 SF Retail



The Shoppes at King's Corner

Dolce & Ciabatta
BAKERY CAFE

SOUVLAKI BAR
festive greek

Wishbone Rotisserie



37 Catoctin Cr SE



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

RAPPAPORT
CULTIVATING PLACES

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