



South King Street Center

Leesburg, VA

1,200 - 1,281 SF available

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Leesburg

Virginia

Located in the Town of Leesburg, South King Street Center is prominently located with easy access to route 7 and the Toll Road. The center has two access points coming from the north and the south and has a high PM traffic count. Cotenants include a physical therapist, bank, nail salon, and pizza restaurant. Area retailers include Food Lion, Roy Rogers, Office Depot, Dick's Sporting Goods, Petco, Starbucks, and more.



2025 Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|--------------------|-----------|-----------|-----------|
| Population | 14,701 | 59,926 | 92,432 |
| Daytime Population | 8,738 | 29,894 | 36,446 |
| Household Income | \$137,566 | \$161,599 | \$188,317 |

Area Retailers



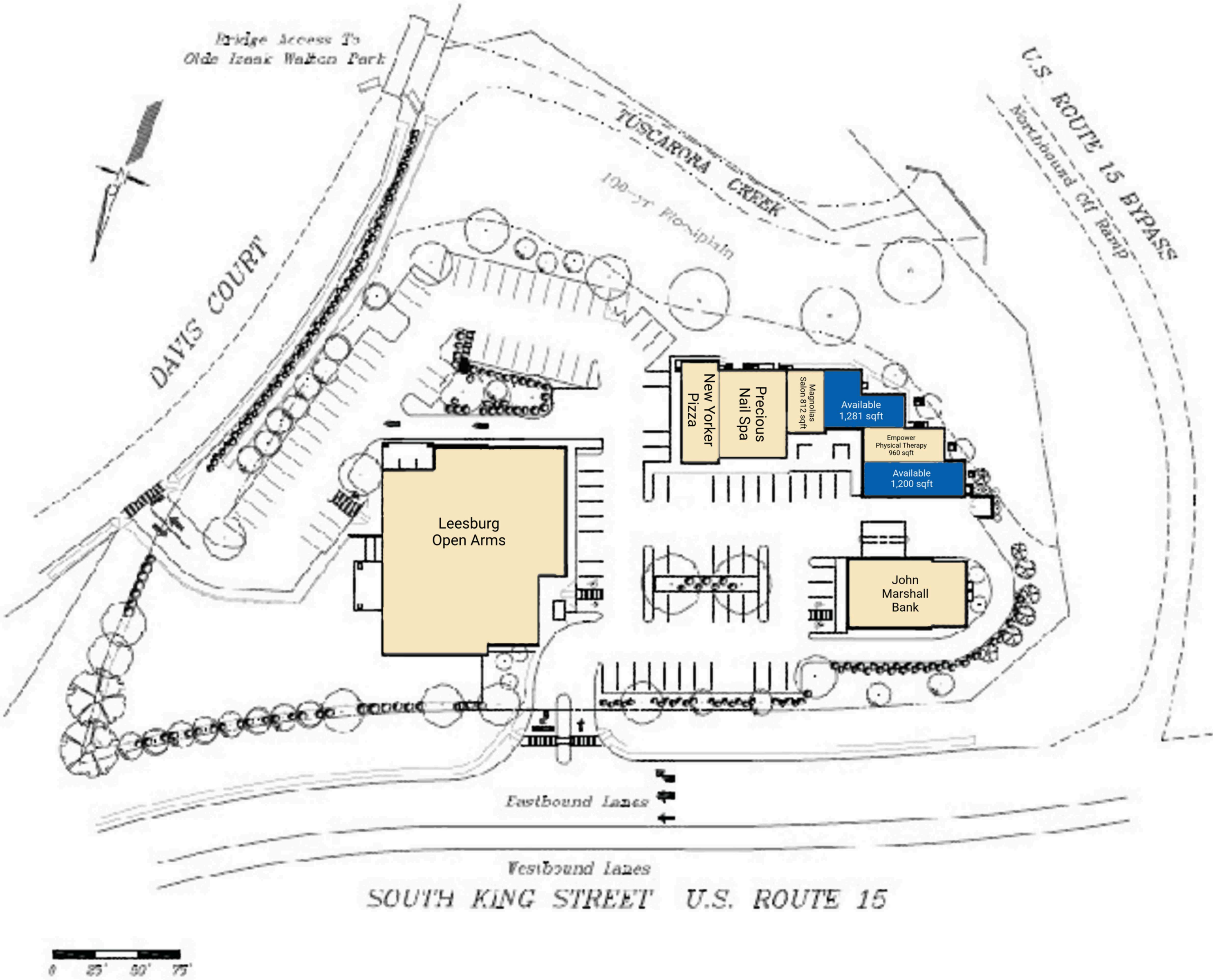


South King Street Center

SITE PLAN

1,200 - 1,281 SF available

| Space # | Sq. Ft. | Tenant |
|---------|---------|--------------------------|
| 1A | 11,818 | Leesburg Open Arms |
| 2A | 1,320 | New Yorker Pizza |
| 2B | 2,080 | Precious Nail Spa |
| 3A | 2,760 | John Marshall Bank |
| 834 | 812 | Magnolias Salon |
| 836 | 1,281 | Available |
| 838 | 960 | Empower Physical Therapy |
| 840 | 1,200 | Available |



● Space Available

The Property



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