

NEW
CONSTRUCTION
AVAILABLE
Q1 2027



OUTPARCEL
INCLUDES ENDCAP
WITH DRIVE-THRU
OPPORTUNITY

**FLOOR &
DECOR**

Shenandoah Square
Leesburg, VA

2,500-10,000 SF available

RAPPAPORT
CULTIVATING PLACES



Leesburg

Virginia

- New construction pad site with drive-thru available fronting Route 15 Bypass, delivering Q1 2027
- Anchor opportunity up to 22,000 SF, with a loading dock
- Highly visible retail building in the center of a major retail corridor in Leesburg, VA
- Conveniently located off the Leesburg Bypass (Route 15) and Edwards Ferry Road



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	18,727	58,261	90,123
Daytime Population	13,273	40,746	60,220
Household Income	\$144,579	\$170,271	\$182,027
Traffic Counts	46,000 on Leesburg Bypass and Route 15		

Area Retailers





LEESBURG BYPASS 46,000 VPD

BATTLEFIELD PARKWAY NE 16,000 VPD

PLAZA STREET

EDWARDS FERRY ROAD 27,000 VPD

EAST MARKET STREET 80,000 VPD

FORT EVANS ROAD NE

Shenandoah Square

Leesburg Plaza

Battlefield Marketplace

Battlefield Shopping Center

Fort Evans Plaza

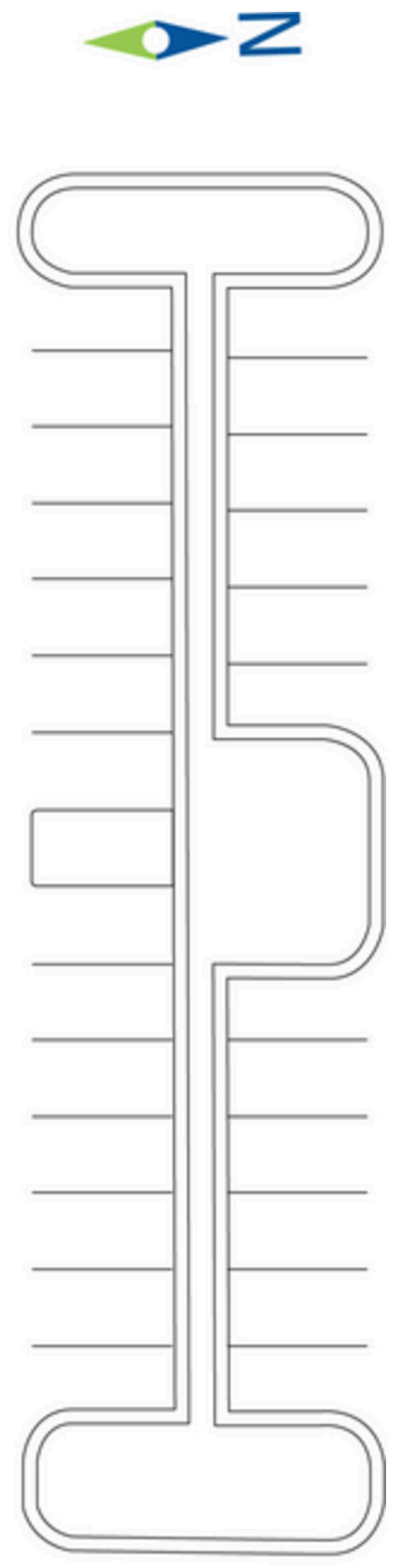
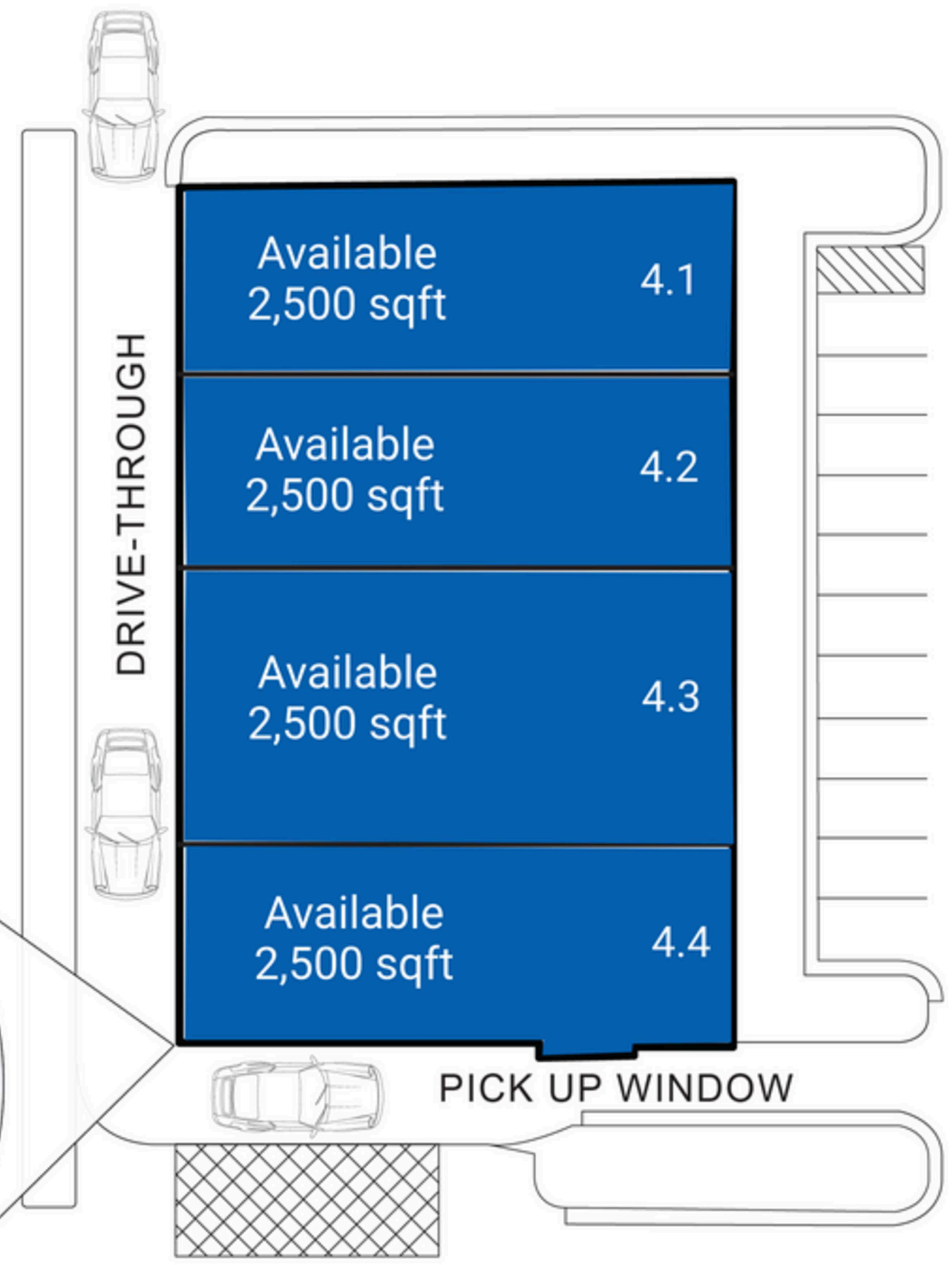
Fort Evans Plaza II

Leesburg Premium Outlets

Outparcel Opportunity

2,500-10,000 SF available

Space #	Sq. Ft.	Tenant
4.1	2,500	Available
4.2	2,500	Available
4.3	2,500	Available
4.4	2,500	Available



Outparcel Renderings

2,500-10,000 SF available



Site Plan

2,500-10,000 SF available



Tenant List

Space #	Sq. Ft.	Tenant
A-1	3,200	MetroMed
A-3	1,600	SoccerPost
A-4	1,500	SoccerPost
A-5	750	Elite Brow
A-6	1,250	Select Floor & Rugs
B-1	1,400	Regional Finance
B-2	1,400	FastSigns
B-3	1,400	Jolie Nails
B-4A	2,000	Multi-Hispanic Market

Space #	Sq. Ft.	Tenant
B-4B	6,000	Sherwin Williams
B-4E	2,000	Exchange & Jewelry
B-5A	1,400	Salon Spectra
B-5B	1,750	Total Pools and Service
B-6	1,400	Domino's Pizza
B-7	1,400	Tapei Cafe
1	22,000	At Lease
2	4,720	Available
3	96,188	Floor & Decor

Space #	Sq. Ft.	Tenant
4.1	2,500	Available
4.2	2,500	Available
4.3	2,500	Available
4.4	2,500	Available
5	-	Leesburg Public House
6	-	Burger King
7	-	IHOP
8	-	Taco Bell
9	-	Exxon

The Property



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