



Leesburg Plaza

Leesburg, VA

4,580 - 12,000 SF and pad site
opportunities available



Leesburg

Virginia

- 234,570 SF grocery-anchored community shopping center featuring Giant, Office Depot, Starbucks and PetSmart
- Located nearby Route 15 (Leesburg Bypass)
- Located in Loudoun County, the fastest-growing county in Virginia
- A prime location with a high daytime population



2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	16,099	59,989	90,290
Daytime Population	11,973	26,172	35,421
Household Income	\$124,193	\$185,488	\$204,711
Traffic Counts	30,519 on East Market Street		

Co-Tenants





Leesburg Plaza

Shenandoah Square
SHERWIN WILLIAMS
Floor DECOR

Battlefield Marketplace
COSTCO WHOLESALE KOHL'S
TARGET Chick-fil-A crumbl cookies

Battlefield Shopping Center
DICK'S SPORTING GOODS ROSS DRESS FOR LESS Starbucks
Burlington CHIPOTLE MEXICAN GRILL

Fort Evans Plaza II
TRADER JOE'S RH OUTLET Marshalls

Bellewood Commons
DUNKIN' UNITED BANK POPEYES

Leesburg Premium Outlets
adidas COACH NIKE
COLE HAAN PB J.CREW OUTLET FACTORY

The Shops at Russell Branch
LOWE'S PARIS BAGUETTE ALDI

Village at Leesburg
Wegmans the Dill FOOD & BREW HALL ULTA BEAUTY
LA FITNESS GoGi 92 KOREAN BBQ CMX CINEMAS

CATOCTIN CIRCLE 16,000 VPD

EAST MARKET STREET

PLAZA STREET 13,000 VPD

LEESBURG BYPASS 67,000 VPD

FORT EVANS ROAD NE 8,000 VPD

SYCOLIN ROAD 15,000 VPD

Site Plan

4,580 - 12,000 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
A	4,100	TD Bank
PAD SITE	-	Available
1	4,580	Available
4	1,600	GNC
5	2,400	Michael J. Bermel, O.D.P.C.
7	1,593	Hair Cuttery
8	1,593	Sweet Frog Frozen Yogurt
9	5,573	Blue Ridge Hospice Thrift Shop
11	3,509	Play it again Sports
12	2,025	H&R Block
15	55,330	Giant
16	12,000	Available
16A	1,729	Subway

Space #	Sq. Ft.	Tenant
16B	1,700	GameStop
17	23,239	PetSmart
17A	2,500	Chi Spa Body & Nail Lounge
17B	2,497	Taste of Lebanon
17C	2,500	Kitchen Bath
17D	2,496	Lendmark Financial Services
18	11,900	Loudoun Kitchen & Bar
19	6,111	Hallmark
21	3,150	Kobe Japanese Steak & Seafood
22	1,800	C2 Education
23	3,460	Giovanni's New York Pizza
25	2,430	Hangry Joe's Hot Chicken
28	17,321	Planet Fitness

Space #	Sq. Ft.	Tenant
32	4,800	Sparky's Shenanigans
34	2,255	Smile Please, Family Dental
35	1,000	Leesburg Plaza Barber Shop
36	16,100	Office Depot
36A	8,828	Advance Auto Parts
38	3,014	Roy Rogers
39	1,674	Starbucks
40	3,500	Pacific Dental
41	5,502	Double X Archery
61	3,221	McCormick Paints
62	3,092	ResQ BBQ
70	2,619	Chicken Rico
71	1,836	Tropical Smoothie Cafe

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

LEESBURG PLAZA | 534 EAST MARKET STREET, LEESBURG, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

Will Collins | wcollins@rappaportco.com | 571.382.1225