



## Leesburg Plaza

Leesburg, VA

3,014 - 12,000 SF and pad site opportunities available

**RAPPAPORT**  
CULTIVATING PLACES®

# 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



## 2026 Demographics

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

## Area Retailers





**Leesburg Plaza**

**Shenandoah Square**

**Battlefield Marketplace**

**Battlefield Shopping Center**

**Fort Evans Plaza II**

**Bellewood Commons**

**Leesburg Premium Outlets**

**The Shops at Russell Branch**

**Village at Leesburg**

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

3,014 - 12,000 SF available



● Space Available



Restaurant Pad Site Available

# Tenant List

Space #	Sq. Ft.	Tenant
A	4,100	TD Bank
<b>PAD SITE</b>	-	<b>Available</b>
1	4,580	Inova Primary Care
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
<b>16</b>	<b>12,000</b>	<b>Available</b>
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
<b>38</b>	<b>3,014</b>	<b>Available</b>
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**