



# Leesburg Plaza

Leesburg, VA

3,014 - 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



## 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**  
 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 BAKERY CASE ALDI

**Village at Leesburg**  
 Wegmans the Dell 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

1,000 - 5,573 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
<b>9</b>	<b>5,573</b>	<b>Available</b>
11	3,509	Play it Again Sports
12	2,025	H&R Block
15	55,330	Giant
16	12,000	Blue Ridge Hospice Thrift Shop
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
<b>35</b>	<b>1,000</b>	<b>Available</b>
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

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**LEESBURG PLAZA | 534 EAST MARKET STREET, LEESBURG, VA**

**Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524**

**Will Collins | wcollins@rappaportco.com | 571.382.1225**