

RAPPAPORT
CULTIVATING PLACES®

AVAILABLE 23,286 SF

37 CATOCTIN CIRCLE SE

LEESBURG, VIRGINIA





PROPERTY Overview

37 CATOCTIN CIRCLE SE | LEESBURG, VIRGINIA

This prime leasing opportunity in Leesburg, Virginia offers a spacious open floor plan within a former community building, making an excellent choice for office and retail uses including a grocer or larger retailer. The property includes ample onsite parking and enjoys high visibility and easy access to Catoctin Circle (17,000 VPD).

Virginia Village

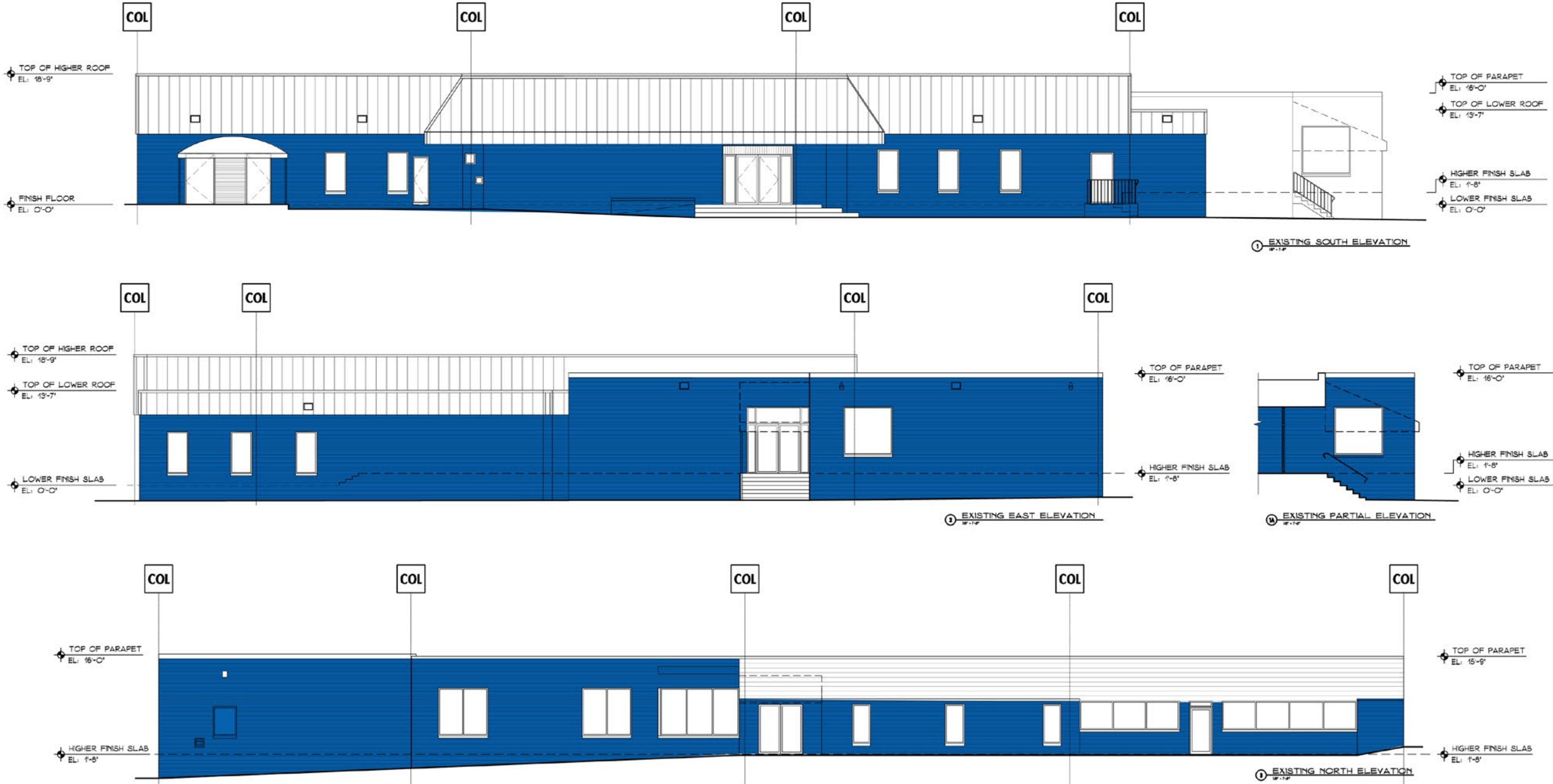
- 650 Residential Units
- 104,000 SF of office
- 70,000 SF of retail and restaurants
- Three parks and green spaces
- An outdoor amphitheater
- Connectivity to bike trails and a pedestrian bridge to Leesburg's historic downtown

FEATURES & **Highlights**

- 23,286 SF Grocery or big box retailer opportunity along Catoctin Circle (17K VPD) in Leesburg, VA
- Open floor plan can easily accommodate a mix of smaller uses
- Ample parking: 111 surface spaces
- Neighbors the Virginia Village Mixed Use Redevelopment, set to include over 170K SF commercial space and 650 residential units, in addition to community amenities.
- Proximate to Route 15 / Leesburg Pike (66K VPD) & King Street (25K VPD)

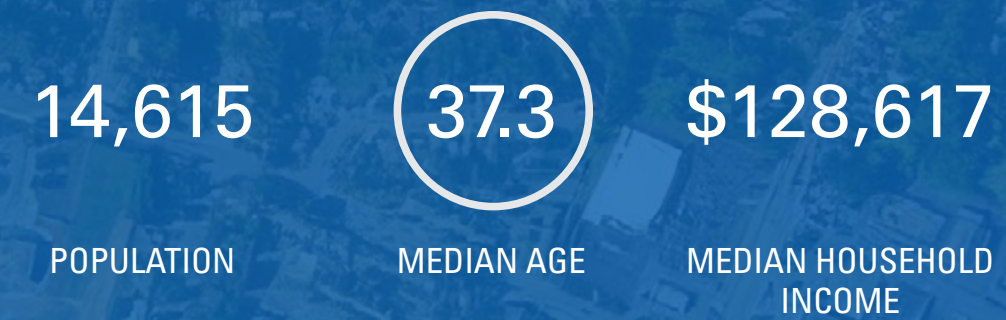


BUILDING Elevations

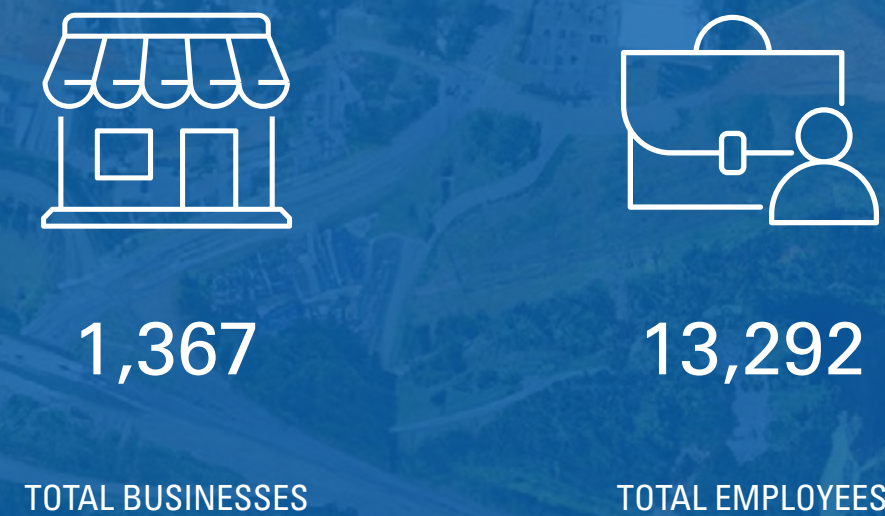


Demographics

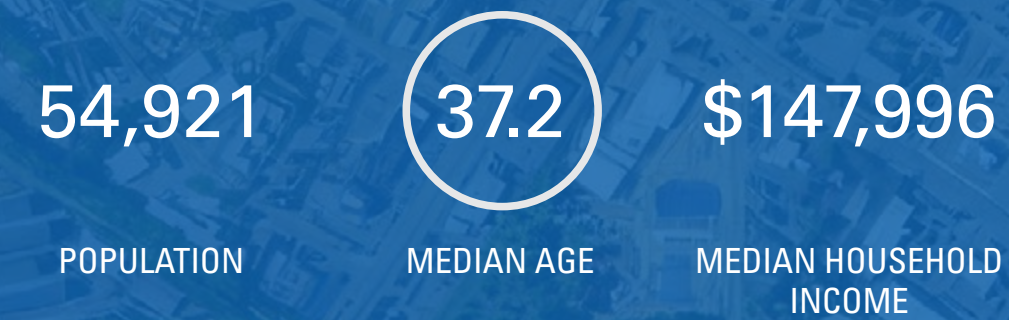
1 Mile



Business



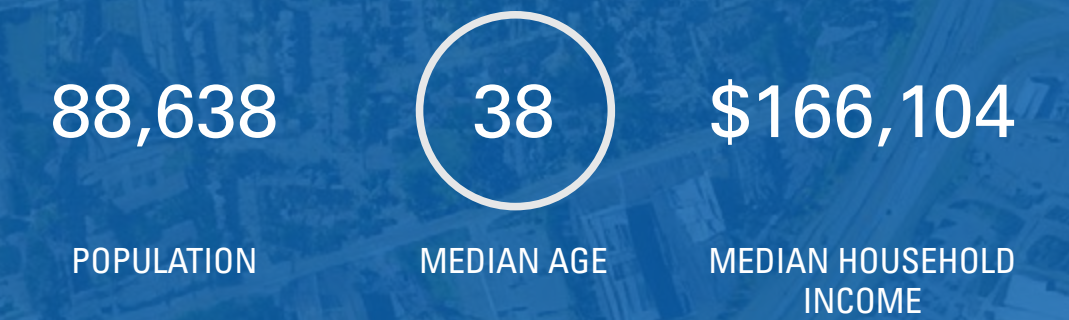
3 Miles



Business



5 Miles



Business



THE LEESBURG Market

Leesburg, Virginia, located in Loudoun County, is a market that blends historical charm with modern growth. Driven by its close proximity to Washington D.C. and Dulles International Airport, real estate in the area has attracted both residential and commercial investment and home prices generally trend upward.

With excellent schools, parks, and cultural amenities, residents enjoy a high quality of life and significant job opportunities support a robust employment market making Leesburg an attractive place to live and work.

Key Economic Sectors



Technology



Healthcare



Government
Contracting



Tourism





THE NORTH
STAR SCHOOL

LOUDOUN COUNTY
HIGH SCHOOL

WHITE OAKS FARM (UNDER CONSTRUCTION)
162 residential units

Downtown Leesburg



CHURCH & MARKET
MIXED USE DEVELOPMENT
115 Units
25,000 SF Commercial

KING ST STATION CONDO
DEVELOPMENT
64 Units

Virginia Village Shopping Mall
Under Redevelopment



SAFeway

The Shoppes at King's Corner



HARRISON
POST
Phase 1 Phase 2

CRESCENT PLACE
MIXED USE
DEVELOPMENT
224 Units
30,000 SF Retail



37 Catoctin Cr SE



DOUGLASS
SCHOOL

KETTERMAN'S
always...



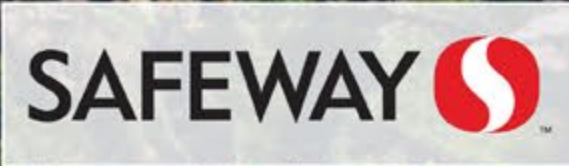
Bellewood Commons





Virginia Village Shopping Mall
Under Redevelopment

CATOCTIN WALK



KING ST 25,000 VPD



The Shoppes at King's Corner

HARRISON POST
Phase 1 Phase 2

CRESCENT PLACE MIXED USE DEVELOPMENT
224 Units
30,000 SF Retail



CATOCTIN CIRCLE 17,000 VPD



37 Catoctin Cr SE



The logo for Rappaport Cultivating Places is centered in the image. It features the word "RAPPA" in a large, bold, sans-serif font, followed by "PORT" in a slightly smaller, bold, sans-serif font. Below this, the words "CULTIVATING PLACES" are written in a smaller, all-caps, sans-serif font. The entire logo is enclosed within a white rectangular border.

RAPPAPORT
CULTIVATING PLACES

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