



**RAPPAPORT**  
CULTIVATING PLACES



VILLAGE  
AT LEESBURG

*Everyday Extraordinary*



	Daytime Population 2025	Population 2025	Average Annual HH Income 2025	Median Owner Occ. Housing Value 2025
2 Miles	10,542	35,200	\$198,327	\$796,088
5 Miles	57,182	136,989	\$199,255	\$779,995
7 Miles	87,023	200,419	\$201,337	\$796,088



**Welcome to Village at Leesburg** – a 1.2 million square foot mixed-use, grocery anchored, main street style center with Class-A offices and luxury apartments. This unique “live-work-play” combination makes Village at Leesburg the destination of choice for retailers seeking locations in the Loudoun County suburban market.

OVER  
**75**  
NATIONAL, REGIONAL  
AND BOUTIQUE  
RETAILERS

**335**  
LUXURY  
APARTMENTS

**150,000**  
SF CLASS A  
OFFICE SPACE

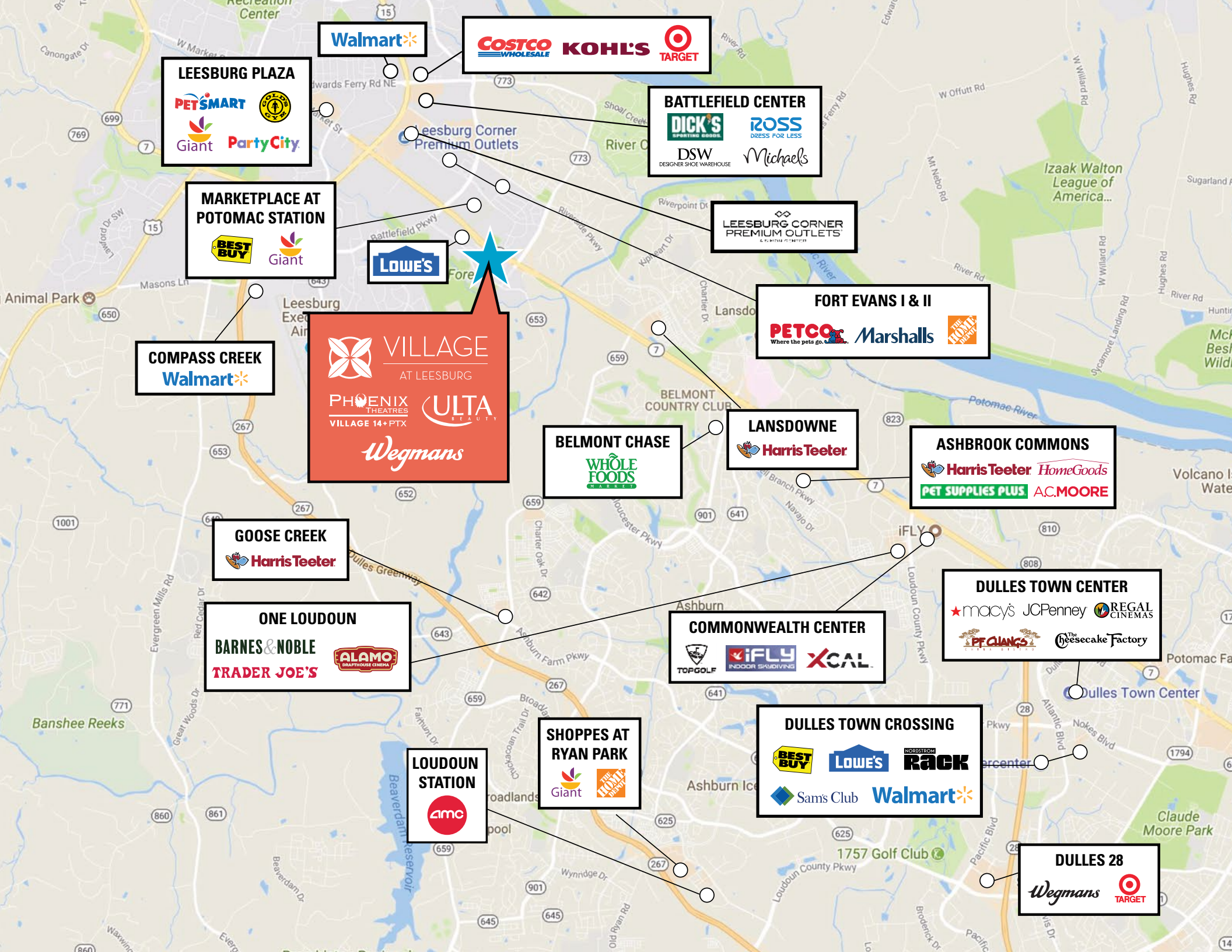
**LEESBURG RANKED ONE OF THE TOP 20 SMALL CITIES IN AMERICA**

**LOUDOUN COUNTY IS THE WEALTHIEST AND FASTEST GROWING COUNTY IN THE NATION**

– Forbes

- Families with children are more likely to visit VAL than any other demographic
- 54% of trade area households visit VAL once or more every month
- 26% visit at least once per week
- 49% of Wegmans shoppers “always or sometimes” visit other retailers at VAL





**Walmart**  
**COSTCO WHOLESALE** **KOHL'S** **TARGET**

**LEESBURG PLAZA**  
**PETSMART**  
**Giant** **Party City**

**BATTLEFIELD CENTER**  
**DICK'S SPORTING GOODS** **ROSS DRESS FOR LESS**  
**DSW** **Michaels**

**MARKETPLACE AT POTOMAC STATION**  
**BEST BUY** **Giant**

**LOWE'S**

**LEESBURG CORNER PREMIUM OUTLETS**

**FORT EVANS I & II**  
**PETCO** **Marshalls** **THE HOME DEPOT**

**COMPASS CREEK**  
**Walmart**

**VILLAGE AT LEESBURG**  
**PHOENIX THEATRES VILLAGE 14+ PTX** **ULTA BEAUTY**  
**Wegmans**

**BELMONT CHASE**  
**WHOLE FOODS MARKET**

**LANSDOWNE**  
**Harris Teeter**

**ASHBROOK COMMONS**  
**Harris Teeter** **HomeGoods**  
**PET SUPPLIES PLUS** **A.C. MOORE**

**GOOSE CREEK**  
**Harris Teeter**

**ONE LOUDOUN**  
**BARNES & NOBLE** **ALAMO DRAFHOUSE CINEMA**  
**TRADER JOE'S**

**COMMONWEALTH CENTER**  
**TOPGOLF** **iFLY INDOOR SKIING** **XCAL**

**DULLES TOWN CENTER**  
**macy's** **JCPenney** **REGAL CINEMAS**  
**P.F. CHANG'S** **The Cheesecake Factory**

**SHOPPES AT RYAN PARK**  
**Giant** **THE HOME DEPOT**

**LOUDOUN STATION**  
**AMC**

**DULLES TOWN CROSSING**  
**BEST BUY** **LOWE'S** **NORDSTROM RACK**  
**Sams Club** **Walmart**

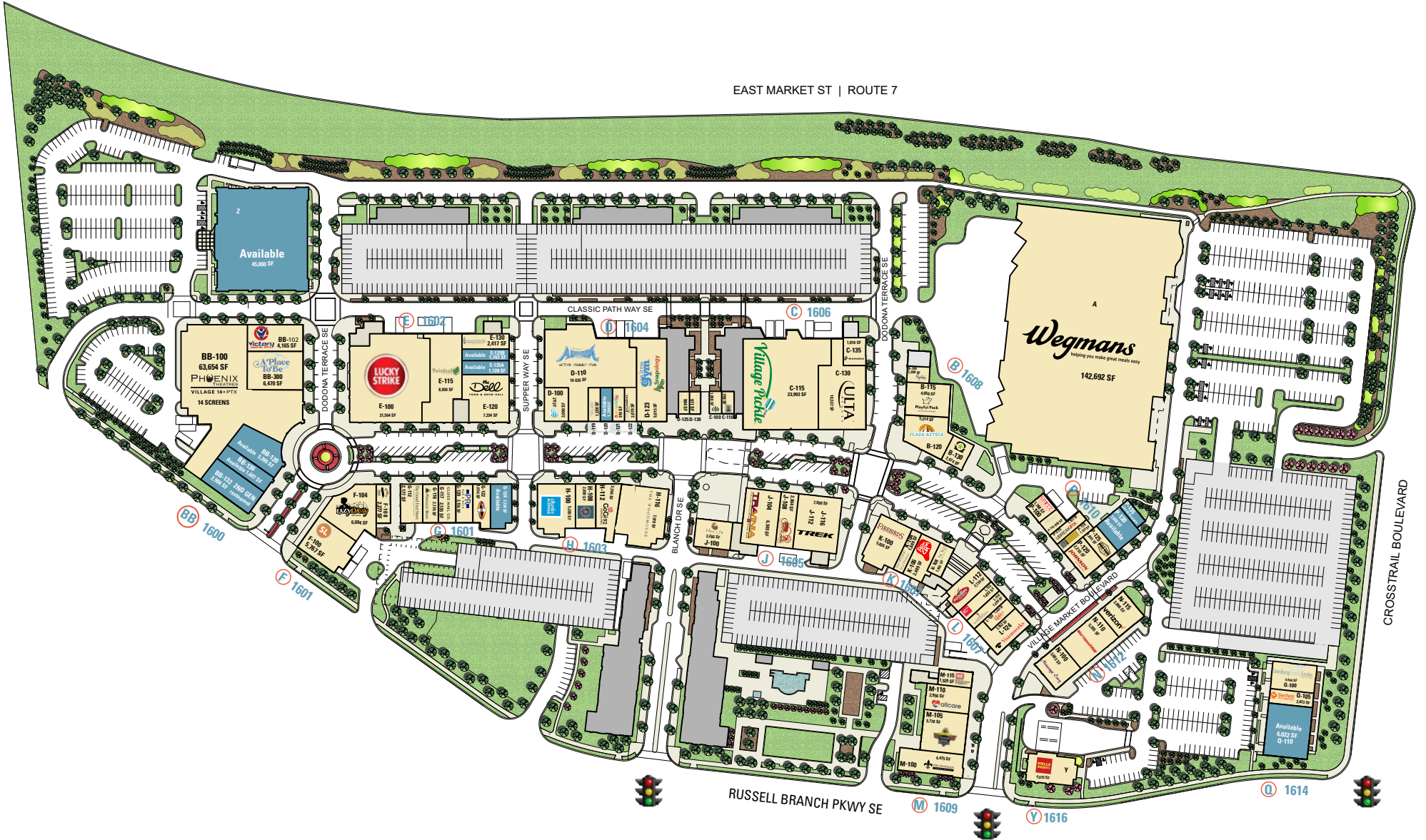
**DULLES 28**  
**Wegmans** **TARGET**

# LEASING PLAN

VILLAGE AT LEESBURG | LEESBURG, VA



EAST MARKET ST | ROUTE 7



#	TENANT	SF
A	Wegmans	142,692
B-100	Sylvan Learning Center	1,288
B-115	Playful Pack	4,050
B-120	Plaza Azteca	5,214
B-130	BurgerFi	2,474
BB-100	Phoenix Theatres Village 14+ PTX	63,654
BB-102	Victory Martial Arts	4,165
BB-120	Available	5,395
BB-130	Available	1,607
BB-132	Available	2,904
BB-300	A Place to Be	6,470
C-100	Rita's Italian Ice	1,008
C-110	Playa Bowls	798
C-115	Village Pickle	23,993
C-130	ULTA Beauty	10,537
C-135	Marine Corps Career Center	1,810
D-100	AT&T	3,090
D-110	Altitude Trampoline	16,653
D-119	My Wellness Physician	1,200
D-120	Available	1,200
D-121	Bubbleology	914
D-122	Prejuvenation Aesthetics	2,070
D-123	The Little Gym / Snapology	9,015
D-125	Dana's Cake Shoppe	904
D-130	Dana's Cake Shoppe	911
E-100	Lucky Strike	21,564
E-115	Twinleaf Catering	8,950

#	TENANT	SF
E-120	The Dell Food & Brew Hall	7,334
E-125A	Available	1,728
E-125B	Available	1,743
E-130	Advanced Dental	2,417
F-100	Salon Lofts	5,767
F-104	Lazy Daisy Gift Shop	6,004
F-108	Bandit Taco	2,277
G-112	The Good Feet Store	2,177
G-116	Pinnacle Bank	2,135
G-117	Gloss Nail Collective	2,135
G-120	Potomac River Running	2,136
G-122	Weird Bros Coffee	1,654
G-124	Available	3,254
H-100	Charles Schwab	5,283
H-108	Wiggle Butt & Whiskers	2,800
H-112	Gogi BBQ	3,396
H-116	The Woodhouse Day Spa	7,978
J-100	Falcon & Fig	3,266
J-104	Travinia Italian Kitchen	6,505
J-108	The Conche	2,864
J-116	TREK Bikes	7,990
K-100	Firebirds	5,826
K-104	Seven Tea House	1,609
K-106	Bonchon	2,409
K-108	Noku Sushi & Grill	1,462
L-112	Noodles & Company	2,730
L-116	European Wax Center	1,692

#	TENANT	SF
L-118	Wine and Design	1,298
L-120	Katie's Nail Spa	1,248
L-124	VisionWorks	3,952
M-100	Villa Montessori Preschool	4,475
M-105	Anchor Bar Buffalowing	5,770
M-110	AllCare	2,956
M-115	Army Corps of Engineers	1,529
N-100	Massage Envy	3,002
N-110	The Mattress Firm	5,305
N-115	Verizon Wireless	3,806
P-100	Spitz Mediterranean	1,788
P-110	White & Ivory Diamonds, Fine Jewelry	860
P-115	UBreakiFix	1,165
P-118	G5 salon	1,165
P-120	Johnson Fitness & Wellness	2,255
P-125	Hammer & Nails	1,841
P-130	Available	3,600
P-135	Available	1,043
Q-100	Leesburg Family Smiles	4,444
Q-105	Banfield Pet Hospital	2,623
Q-110	Available	6,022
Y	Wells Fargo	4,615
Z	Available	45,000



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