



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



VILLAGE
AT LEESBURG

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

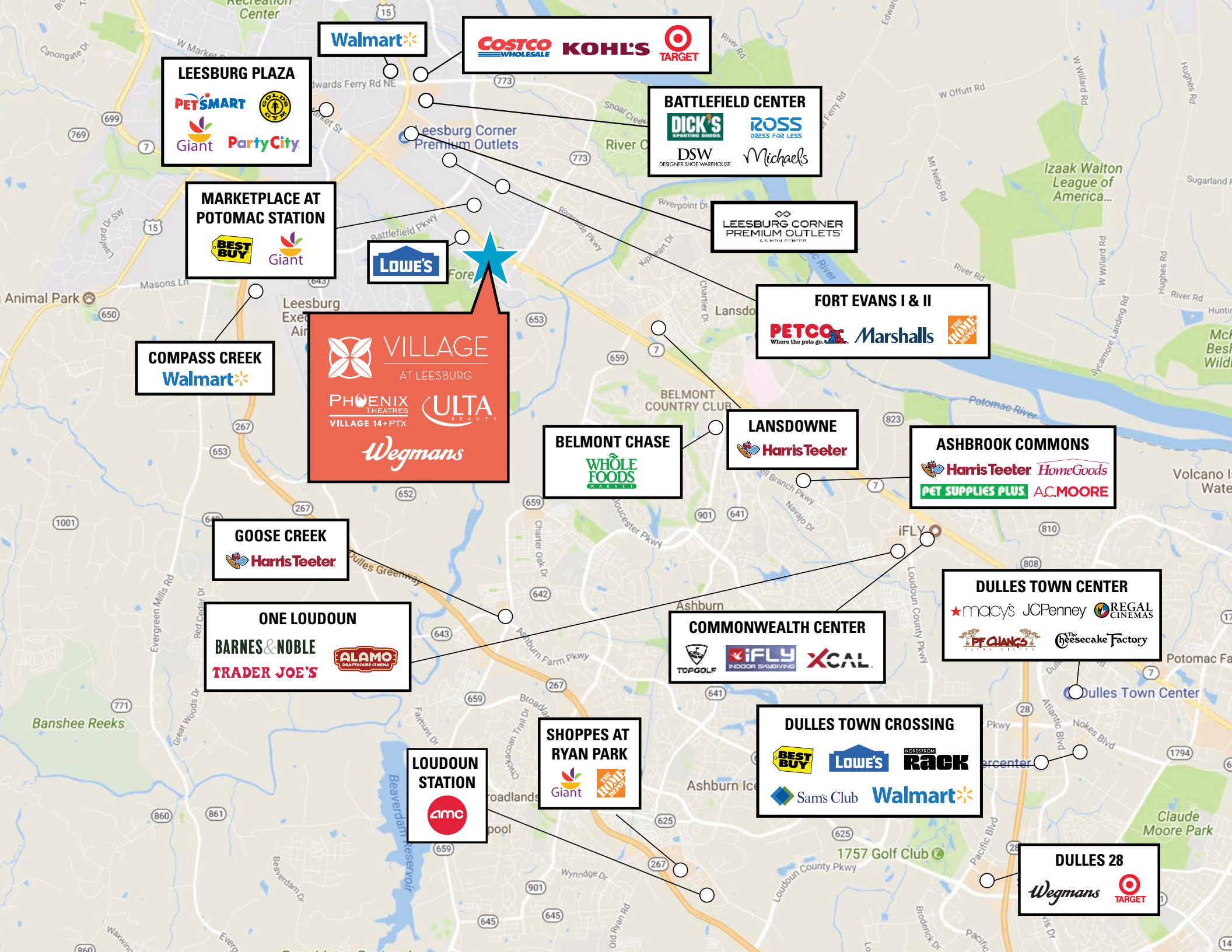
**LEESBURG RANKED ONE OF THE TOP 20 SMALL
CITIES IN AMERICA**

**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 DESIGNER SHOE WAREHOUSE 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 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 TRADER JOE'S ALAMO DRAHTHOUSE CINEMA

COMMONWEALTH CENTER
TOPGOLF iFLY INDOOR SKIING XCAL

DULLES TOWN CENTER
macys JCPenney REGAL CINEMAS
PF CHANG'S The Cheesecake Factory

LOUDOUN STATION
AMC

SHOPPES AT RYAN PARK
Giant THE HOME DEPOT

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

DULLES 28
Wegmans TARGET



#	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	Biryani Grill	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	The Leaf	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	Available	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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