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

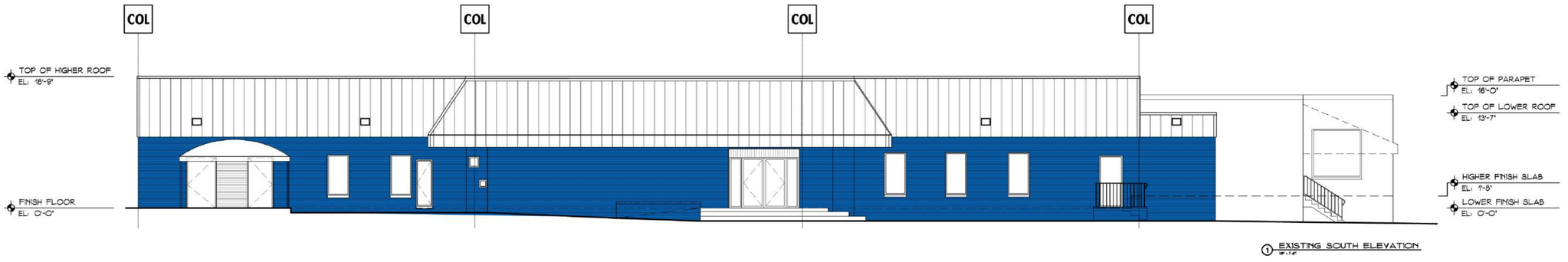
- 23,286 SF Grocery or big box retailer opportunity along Catoctin Circle (17K VPD) in Leesburg, VA
- Open floor plan can easily accommodate a mix of smaller uses
- Ample parking: 111 surface spaces
- Neighbors the Virginia Village Mixed Use Redevelopment, set to include over 170K SF commercial space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

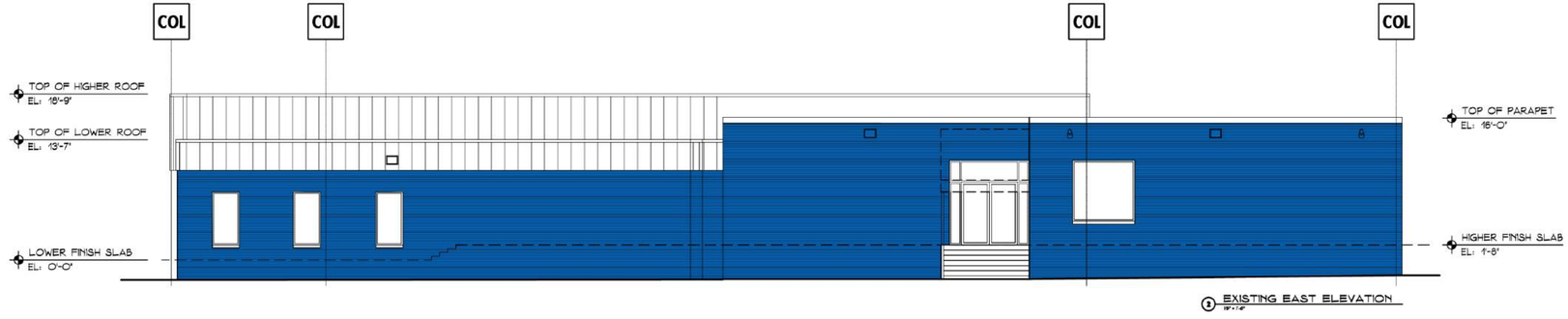


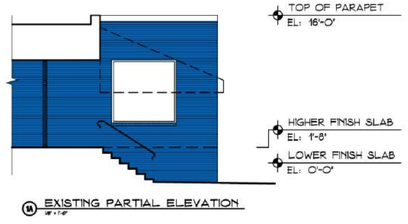


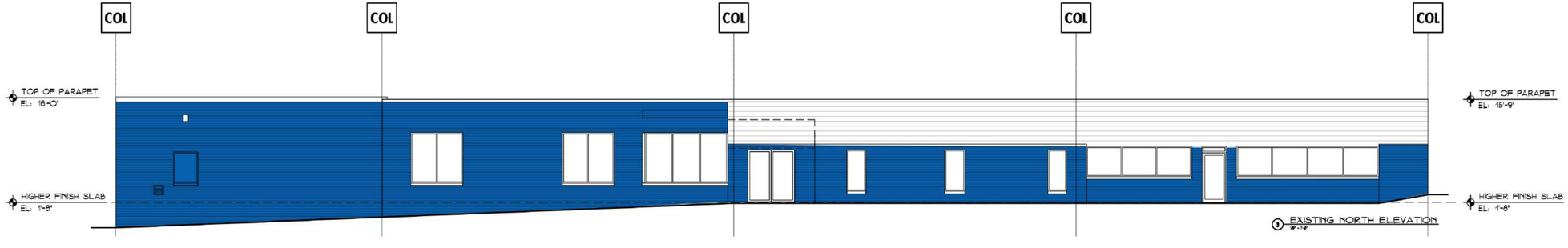
BUILDING

Elevations









Demographics

1 Mile

14,615	37.3	$128,617
POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME

Business

1,367	13,292
TOTAL BUSINESSES	TOTAL EMPLOYEES

3 Miles

54,921	37.2	$147,996
POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME

Business

2,633	25,787
TOTAL BUSINESSES	TOTAL EMPLOYEES

5 Miles

88,638	38	$166,104
POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME

Business

3,422	34,509
TOTAL BUSINESSES	TOTAL EMPLOYEES

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




Downtown Leesburg
Exxon
TALLY-HO
SHOE'S CUP&CORK
Leesburg DINER
BALDWIN'S BISCUITS
Gatty Corner Cafe
LIGHTFOOT RESTAURANT
MOCATINAS
KING ST OYSTER BAR
S&B
THE NORTH STAR SCHOOL
LOUDOUN COUNTY HIGH SCHOOL
WHITE OAKS FARM (UNDER CONSTRUCTION)
162 residential units
GOOSE CREEK
CHURCH & MARKET
MIXED USE DEVELOPMENT
115 Units
25,000 SF Commercial
KING ST STATION CONDO DEVELOPMENT
64 Units
Virginia Village Shopping Mall
Under Redevelopment
ABC
enterprise
NAPA
Walgreens
MAVERICK BIKES
SAFEWAY
CATOCTIN WALK
KING ST 25,000 VPD
HARRISON POST
Phase 1
Phase 2
CRESCENT PLACE
MIXED USE DEVELOPMENT
224 Units
30,000 SF Retail
Middleburg Bank
The Shoppes at King's Corner
Dolce & Ciabatta BAKERY CAFE
SOUVLAKIBAR Festive Greek
Wishbone Rotisserie
CATOCTIN CIRCLE 17,000 VPD
UNITED STATES POSTAL SERVICE
37 Catoctin Cr SE
FOOD LION
SUBWAY
TRUIST
SUBARU
DODGE
Jeep
CHRYSLER
RAM
DOUGLASS SCHOOL
KETTERMAN'S always...
Capital One
E MARKET ST 40,000 VPD
Leesburg Plaza
planet fitness
Advance Auto Parts
JIMMY JOHN'S
Office DEPOT
tropical SMOOTHIE CAFE
BAM! BOOKS-A-MILLION
GameStop
PETSMART
CVS pharmacy
7-ELEVEN
Bellewood Commons
DUNKIN' DONUTS
orangetheory FITNESS
T-Mobile
RED KABOB BEST KABOBS IN TOWN
MELT gourmet cheeseburgers
POPEYES
baskin BR robbins
Benchmark Jewelers
LEESBURG BYPASS 66,000 VPD
N


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