

Van Metre



CATOCTIN CORNER

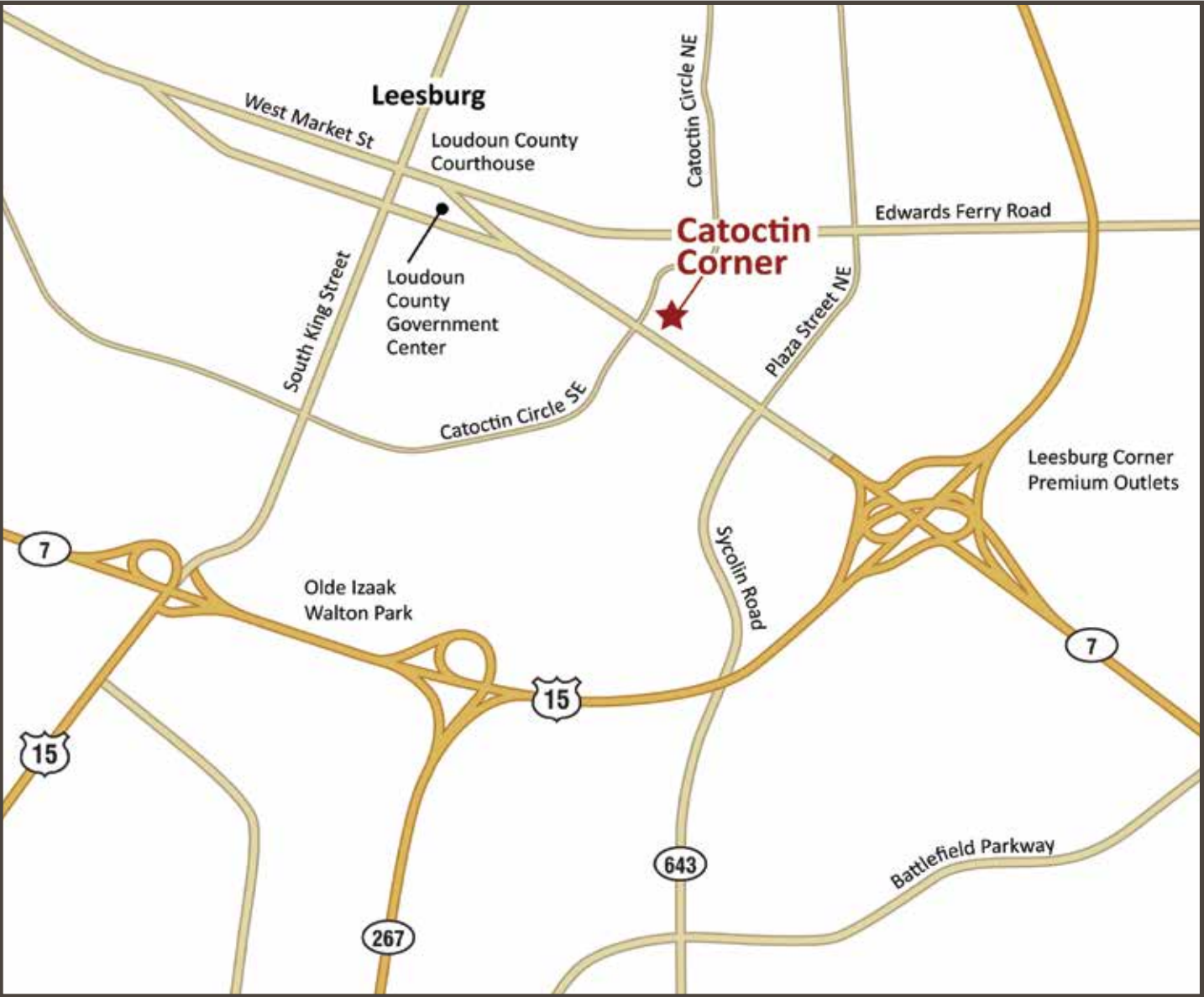
LEESBURG, VA

RENTAL SPACE AVAILABLE

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LEESBURG, VA



PROPERTY HIGHLIGHTS

Availability: Former drive-thru bank pad of 2,815 SF

Key Visibility & Access: Strategically located in the heart of Leesburg at the busy, signalized intersection of Route 7 and Catoctin Circle.

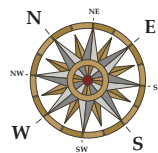
Solid Co-Tenancy: National retailers include Wendy’s, Jimmy John’s and Midas. Adjacent to Leesburg Plaza, anchored by Giant, Office Depot, PetsMart and Planet Fitness.

	1 mile	3 miles	5 miles
Population			
2025 Population	19,153	58,994	90,985
2030 Population	20,327	63,118	96,735
2025-2030 Annual Rate	1.20%	1.36%	1.23%
Households			
2025 Total Households	6,754	19,633	30,568
2030 Total Households	7,167	21,162	32,759
2025-2030 Annual Rate	1.19%	1.51%	1.39%
2025 Median Household Income	\$147,664	\$198,193	\$216,675

Traffic Counts
2024 AADT 34,000 - Rt. 7
2024 AADT 9,300 - Catoctin Circle

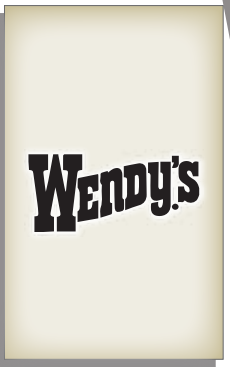
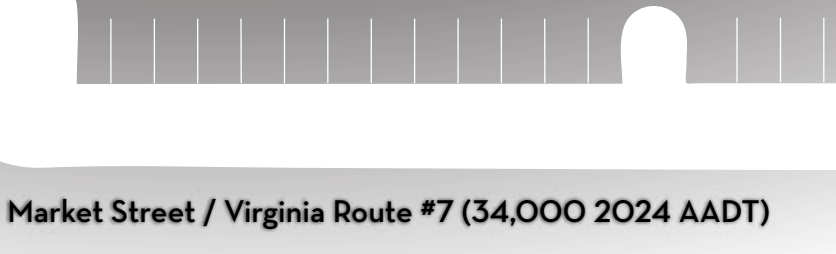
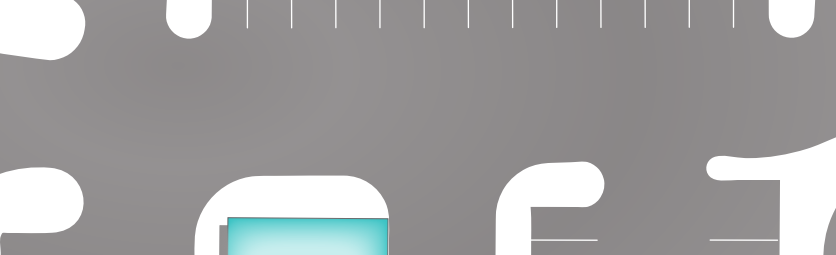
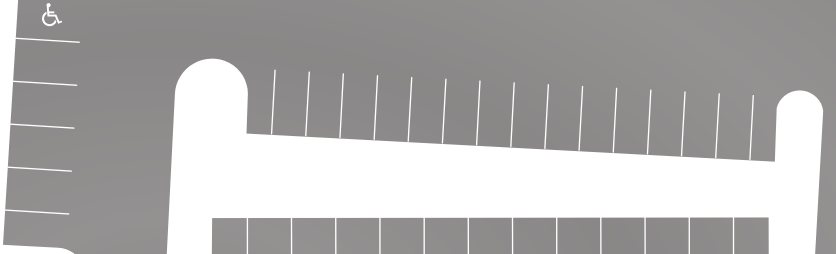
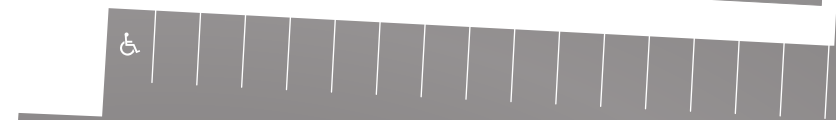


FOR MORE INFORMATION PLEASE CONTACT: TY HAUSCH | THAUSCH@VANMETRECOMPANIES.COM | 703.272.2680



LEESBURG PLAZA

11	Jimmy John's	— 2,400 S.F.
13A	Vy's Nails & Spa	— 1,435 S.F.
13B	Snips Barber Shop	— 885 S.F.
19	Gentle Family Dentistry	— 2,400 S.F.
21	DogGone Natural	— 2,400 S.F.
23-25	Paisano's Pizza	— 2,400 S.F.
27	Cricket Wireless	— 800 S.F.
29	Creative Pursuit Games	— 1,600 S.F.



Catoctin Circle North (9,300 2024 AADT)

East Market Street / Virginia Route #7 (34,000 2024 AADT)

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