



OFFICE/RETAIL SPACE FOR LEASE

37 CATOCTIN CIR SE

LEESBURG, VIRGINIA



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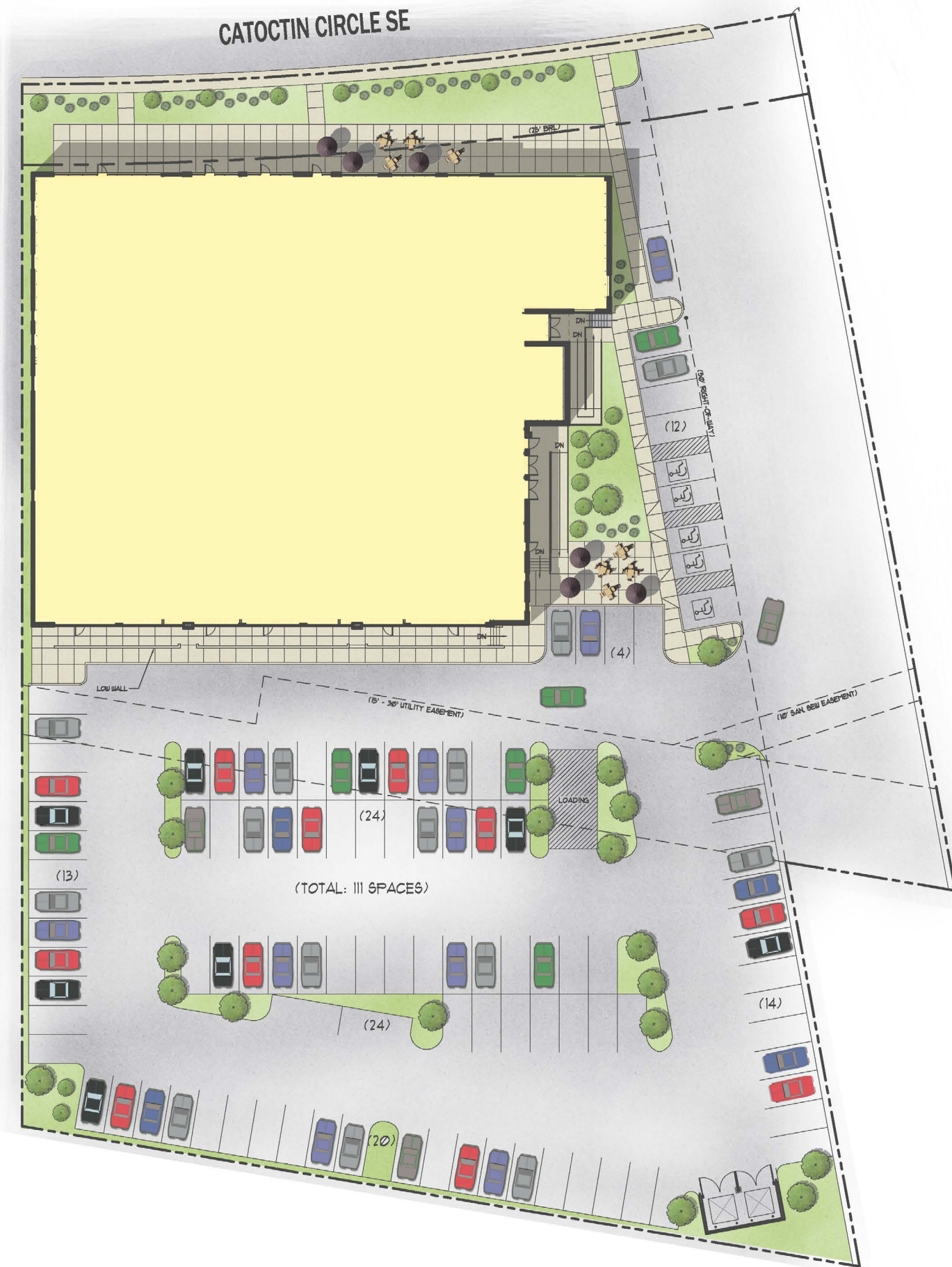
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Joe Farina

Principal, Washington DC
jfarina@divaris.com
571.620.5142





PROPERTY Overview

37 CATOCTIN CIR SE | LEESBURG, VIRGINIA

A prime leasing opportunity in Leesburg, Virginia: a spacious open-floor area within a former community building. Suited for office or retail use, its flexible layout caters to various tenant needs. The site features ample onsite parking of 100 spaces and great visibility and access to Catoctin Circle (14,000 VPD).

Adjacent to the Virginia Village mixed-use redevelopment, which will deliver 174,000 square feet of commercial space, 650 residential units, and community amenities of parks, an outdoor amphitheater, and connectivity to Leesburg's historic downtown via a pedestrian bridge.

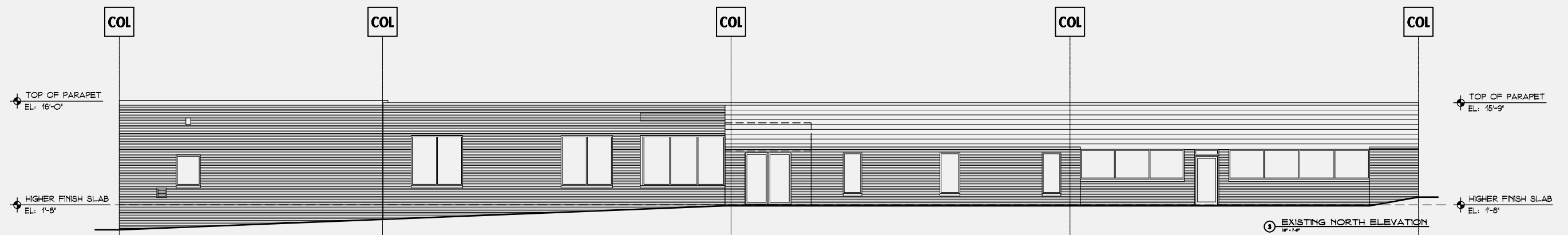
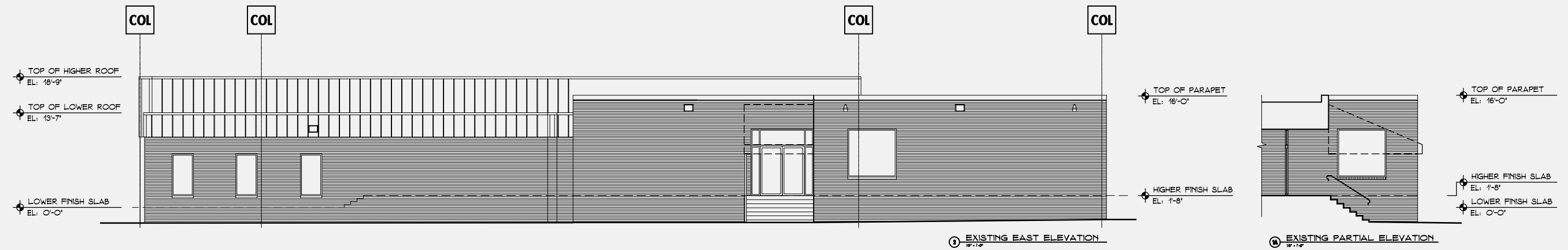
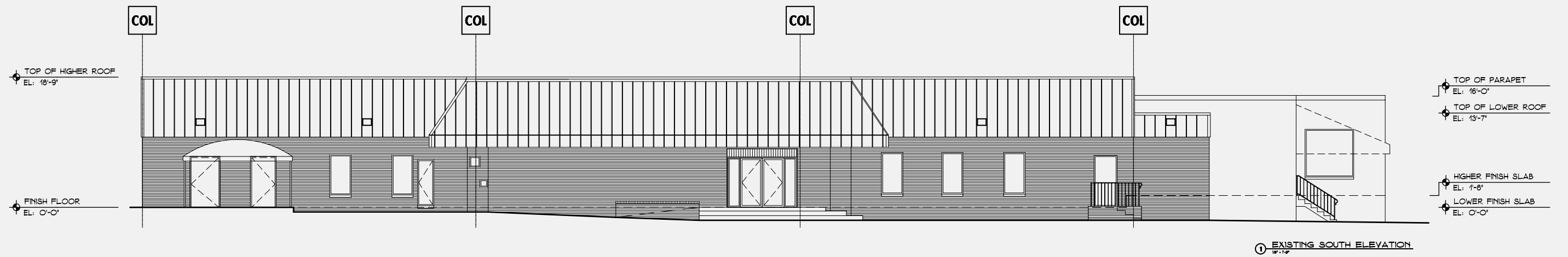
Located minutes from Downtown Leesburg, this area is a vibrant retail and community hub, providing an ideal setting for businesses seeking accessibility and activity. Don't miss out on this opportunity to secure a strategic location in Leesburg's bustling landscape.

FEATURES & Highlights

- ✘ Large user opportunity along Catoctin Circle; 23,286 SF
- ✘ Open floor plan can accommodate an easy transition to office or retail
- ✘ Ample parking; 100 surface spaces
- ✘ Neighbors the Virginia Village Mixed Use Redevelopment that will include over 170K SF commercial space and 650 residential units, in addition to community amenities.
- ✘ Approximate to Route 15/Leesburg Pike (72K VPD) & King Street (24K VPD)
- ✘ Zoned CDD (Crescent Design District: Commercial Corridor; Town of Leesburg)
- ✘ Located within a HUB zone



BUILDING Elevations



Demographics

1 MILE

15,835

Population



Median Age

\$102,509

Median Household Income

BUSINESS



1,287

Total Businesses



13,707

Total Employees

3 MILES

56,363

Population



Median Age

\$127,969

Median Household Income

BUSINESS



2,466

Total Businesses



29,199

Total Employees

5 MILES

89,401

Population



Median Age

\$153,276

Median Household Income

BUSINESS



3,051

Total Businesses



34,636

Total Employees

THE LEESBURG Market

The market in Leesburg, Virginia, situated within Loudoun County, reflects a blend of historical significance and contemporary growth. Its real estate sector has showcased dynamism, buoyed by its proximity to Washington D.C. and Dulles International Airport, attracting both residential and commercial investments. While home prices have generally trended upwards, fluctuations occur due to factors such as demand, supply, and economic conditions.

The town's economic landscape is diverse, with industries ranging from technology and healthcare to government contracting and tourism. Its downtown area boasts a charming historic district teeming with boutique shops and restaurants, while commercial developments cater to the growing population. Major employers, including government agencies and tech firms, provide ample job opportunities, contributing to a thriving employment scene. Leesburg's demographic makeup is varied, with a mix of age groups and socioeconomic backgrounds, and its population continues to grow steadily, fueled by domestic migration and international immigration.

Residents enjoy a high quality of life, with excellent schools, parks, and cultural attractions enhancing the town's appeal as a place to live and work. Market trends are influenced by both local and regional economic factors, making it essential for investors and businesses to stay informed through consultation with local real estate agencies and economic development authorities.



LOCAL Retail

THE NORTH
STAR SCHOOL

LOUDOUN COUNTY
HIGH SCHOOL

WHITE OAKS FARM (UNDER CONSTRUCTION)
162 RESIDENTIAL UNITS

THE SHOPPES AT KING'S CORNER



KING ST. STATION
CONDO DEVELOPMENT
64 UNITS

VIRGINIA VILLAGE SHOPPING MALL
UNDER REDEVELOPMENT



DOWNTOWN LEESBURG



CHURCH & MARKET
MIXED USE
DEVELOPMENT
115 UNITS
25,000 SF COMMERCIAL

CRESCENT PLACE
MIXED USE
DEVELOPMENT
224 UNITS
30,000 SF RETAIL

CATOCTIN CIR SE - 14,000 VPD

KING ST - 23,000 VPD

LEESBURG PLAZA



SITE



DOUGLASS
SCHOOL



BELLEWOOD COMMONS



LEESBURG BYPASS - 65,000 VPD

MARKET ST - 26,000 VPD



8150 Leesburg Pike | Suite #501 | Tysons, Virginia | 571.389.7362 | DIVARIS.COM

Joe Farina | Principal, Washington DC | jfarina@divaris.com | 571.620.5142