

FOR LEASE Available 2027



# 1400 Russell Branch Parkway

Leesburg, VA 20175

## Overview

Two pad sites for free-standing restaurant, retail or service use(s) at new development on Russell Branch Parkway. The property is situated between Leesburg Village (Wegmans, LA Fitness, CMX Theater) and Shops at Russell Branch (Lowe's & Aldi), with full access and excellent visibility and parking. 140-room Marriott hotel to include a conference center. Delivery in 2027.

## Quick Facts

Affluent	Loudoun County's per capita and household incomes are the highest in the nation
Availability	2027
Size	9,750 - 10,000 square feet (Flexible building sizes; patio / outdoor seating available)
Rental Rate	Negotiable

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	10,920	69,488	130,342
HOUSEHOLDS	3,442	22,922	44,277
AVG. HH INCOME	\$197,319	\$193,955	\$202,950
DAYTIME POPULATION	11,390	72,774	136,892
TRAFFIC COUNT	66,000 AADT Harry Byrd Hwy	6,614 AADT* Russell Branch Pkwy	

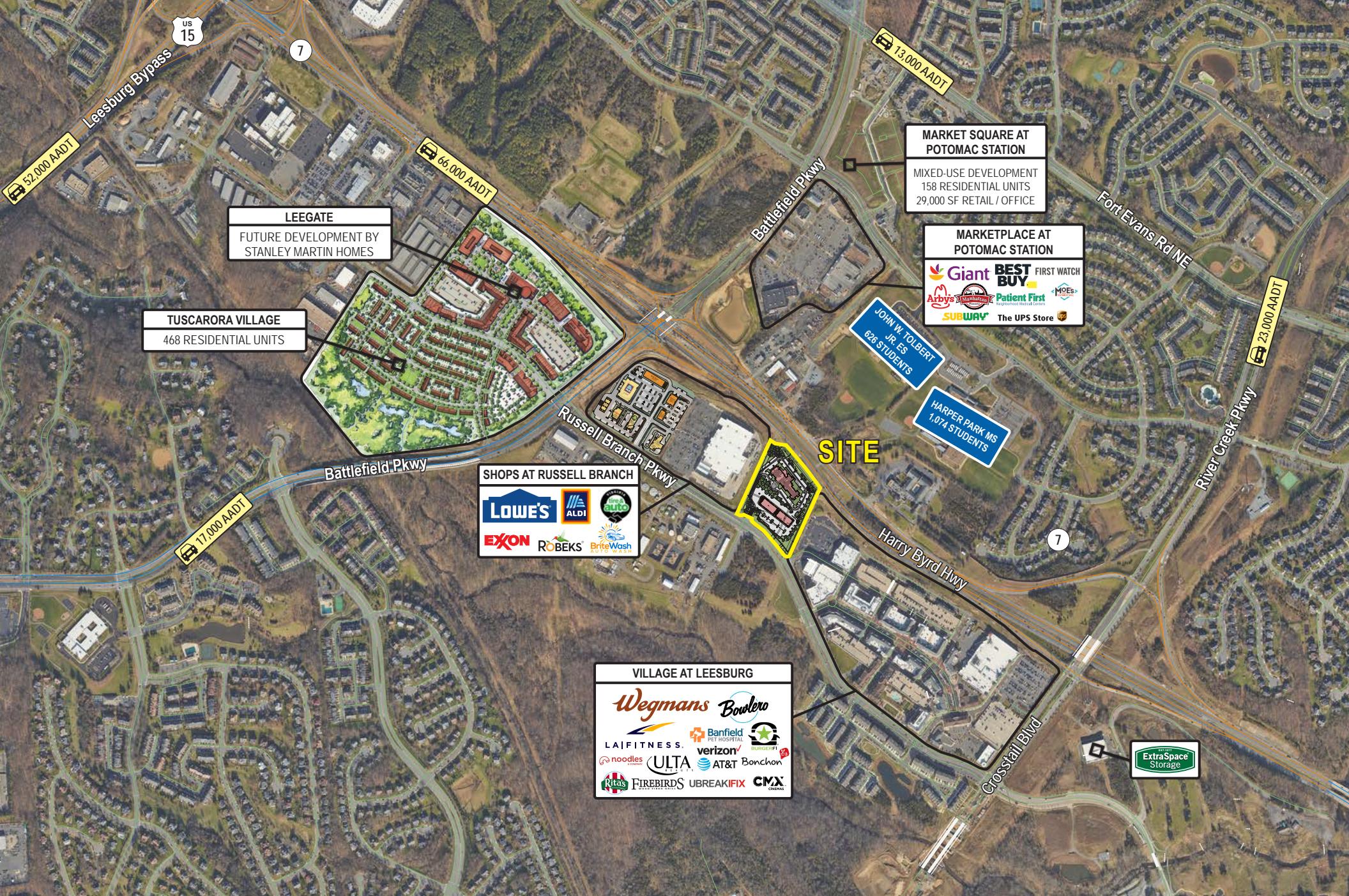
\*Sourced from Placer.ai



## Site Plan

1400 Russell Branch Parkway / Leesburg, VA 20175





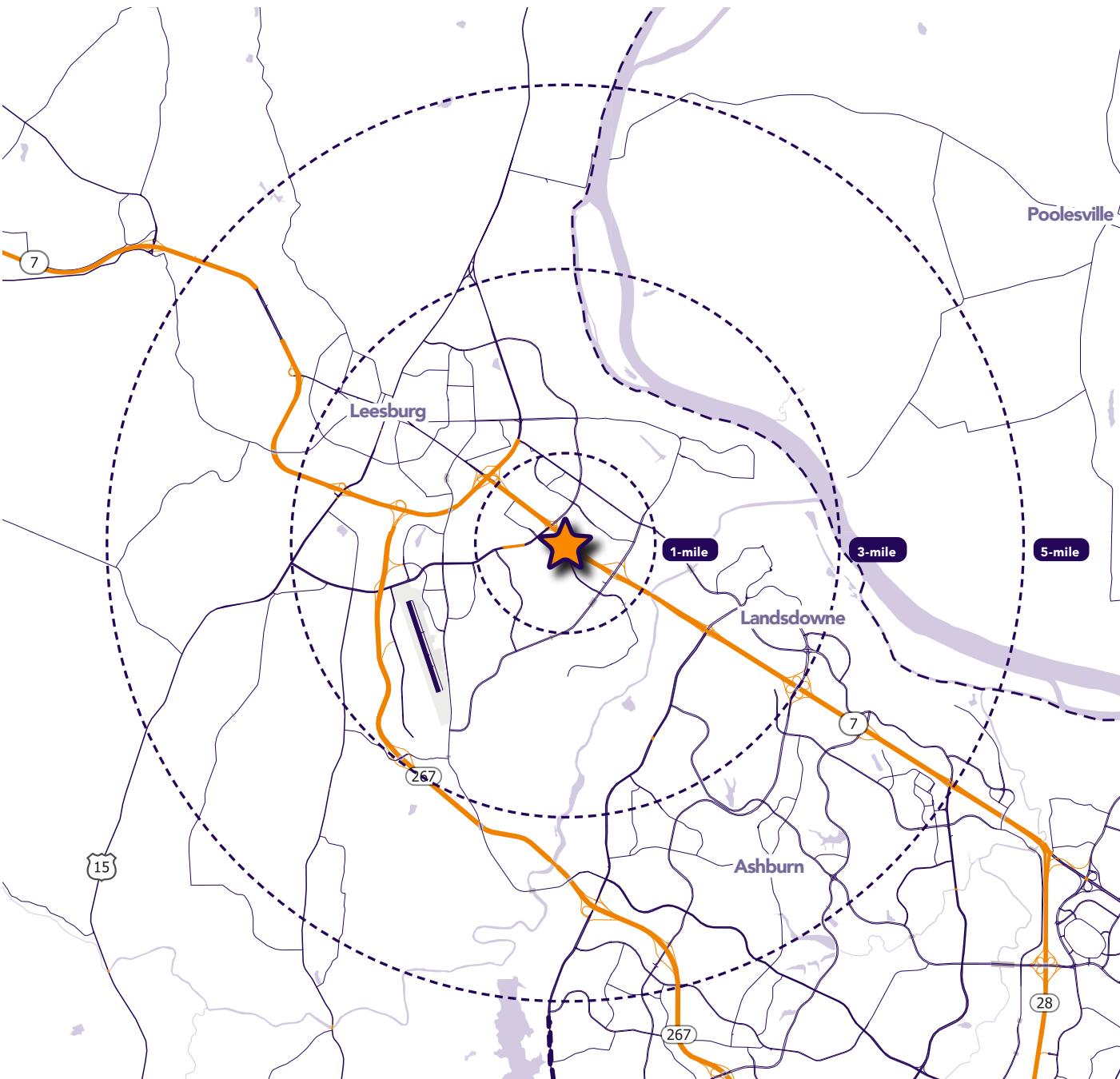
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