

# LEESBURG LAND PARCEL

LEESBURG PIKE &  
BATTLEFIELD PARKWAY  
LEESBURG, VIRGINIA

26.66 ACRES  
DEVELOPMENT  
OPPORTUNITY



LEESBURG PARCEL | 26.66 AC

CENTRALLY LOCATED  
WITHIN **LOUDOUN COUNTY**



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# PROPERTY OVERVIEW

Available for purchase or ground lease - 26.66 acres of vacant land at the southwest corner of Leesburg Pike (Rt. 7) and Battlefield Parkway, just east of the Rt.15 By-pass and the Leesburg Premium Outlet Center in Leesburg Virginia. A Grocery Operator recently purchased the 5 acres adjacent to the property and is expected to start construction in 2024. The remaining 26.66 acres is zoned for commercial uses including retail, restaurants, office, industrial, hotels and apartments.

## PROPERTY HIGHLIGHTS

- Centrally located in Loudoun County, one of the fastest-growing and affluent regions in the U.S.
- Within a 10-mile radius, there are over 86,000 households and a population exceeding 260,000.
- Median household income is over \$115,000, well above state and national averages.
- Positioned on the east side of Leesburg at the intersection of Leesburg Pike (Rt. 7) and Battlefield Parkway with swift access to the Dulles Toll Road.
- Over 1,300 feet of frontage on Leesburg Pike, a major commuter and commercial roadway with a traffic count of 63,000 vehicles per day.
- 10 miles from the new Ashburn Metrorail Station.

## OFFERING SUMMARY

**Address:** Leesburg Pike and Battlefield Parkway

**Parcel ID:** 148150089, 18910552, 18910308

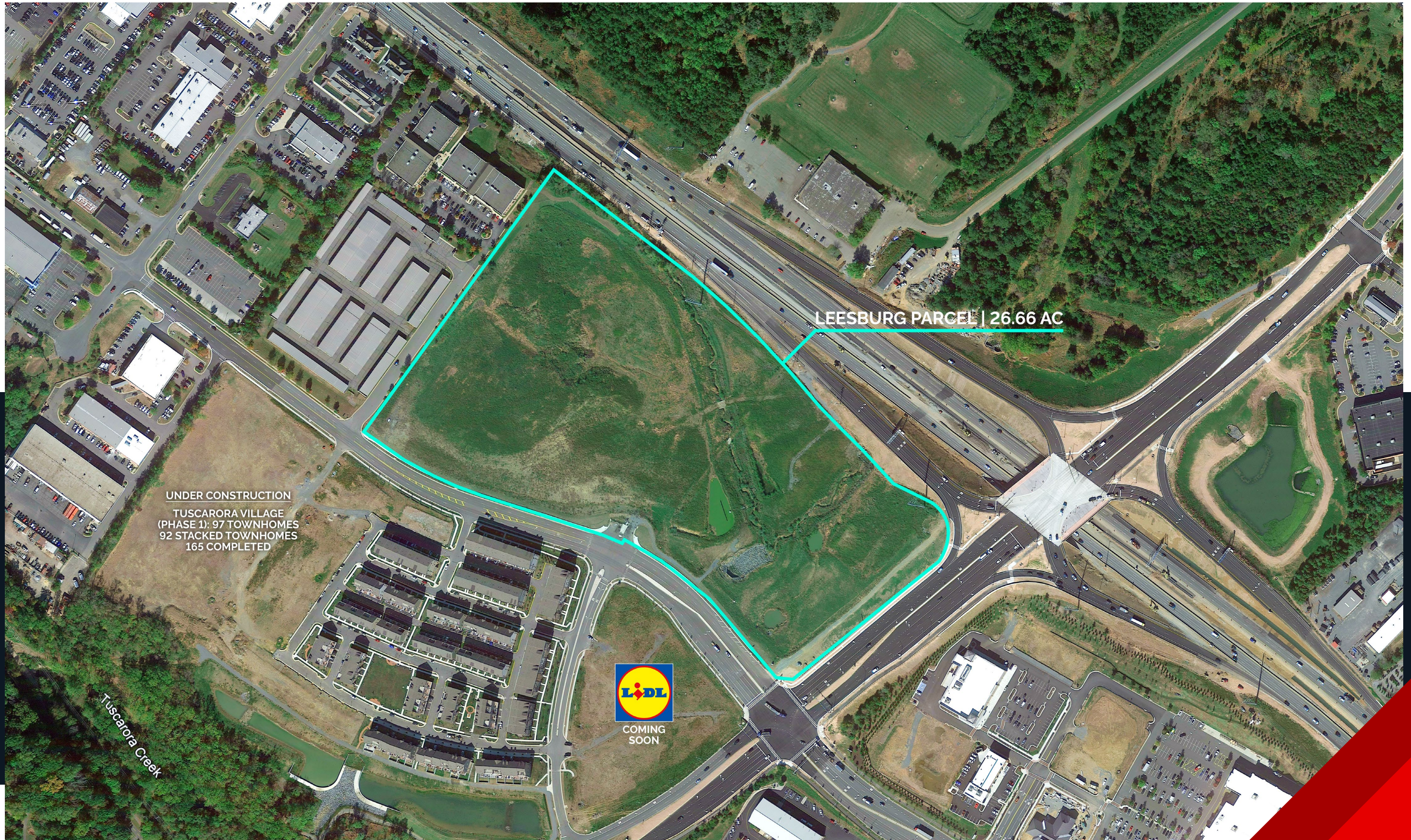
**Property Area:** 26.66 Acres

**Road Frontage:** 1,300' along Leesburg Pike (Route 7)

**Zoning:** B-4; Mixed Business District; including retail, hotel, office, and apartments



# LEESBURG PARCEL SITE AERIAL



LEESBURG PARCEL | 26.66 AC

UNDER CONSTRUCTION  
TUSCARORA VILLAGE  
(PHASE 1): 97 TOWNHOMES  
92 STACKED TOWNHOMES  
165 COMPLETED



COMING  
SOON

Tuscarora Creek



**LEESBURG PARCEL | 26.66 AC**

**ROUTE 7 (81,600 VPD)**

**BATTLEFIELD PARKWAY (31,400 VPD)**

**PARCEL & NORTHWEST VIEW**

# LOCATION & LOCAL AREA

The property is centrally located in Loudoun County, in the western portion of the greater Washington DC region. Loudoun County is one of the fastest growing and most affluent regions in the nation. Within a 10-mile radius there are over 86,000 households with a population in excess of 260,000. The Median HH Income is over \$115,000, well above the state and national average.

The subject Property is on the east side of Leesburg, at the intersection of Leesburg Pike (Rt. 7) and Battlefield Parkway. Leesburg Pike is a major commuter and commercial roadway where the subject property has over 1,300 feet of frontage. The site is visible to over 113,000 vehicles per day.

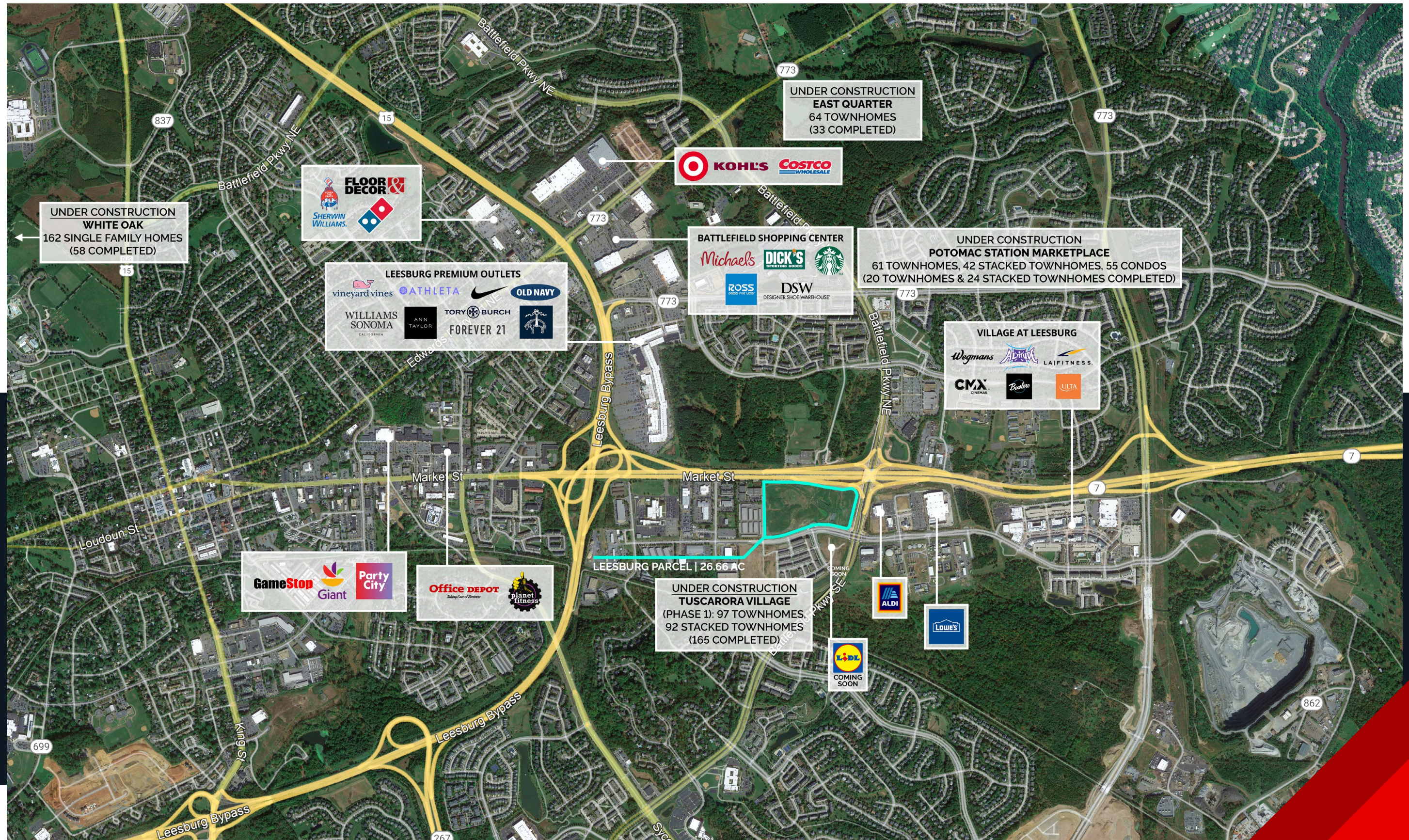
Battlefield Parkway is a significant north/south roadway connecting the property to both residential and commercial areas. The traffic count on Battlefield is over 16,000 vehicles per day.

The area continues to experience significant residential construction and population growth. For example, On the acreage adjacent to the Property Stanley martin homes will soon start construction on the Phase II of their luxury townhome project.



**Loudoun County**  
— — — — —  
VIRGINIA

# LEESBURG LOCAL AREA RETAIL





# MARKET OVERVIEW

Loudoun County, Virginia, is renowned for its robust and diverse economy, making it one of the wealthiest counties in the United States. The county's economic strengths can be attributed to several key factors. One notable aspect is its strategic location in the Washington, D.C. metropolitan area, providing businesses and residents with proximity to the nation's capital. This geographic advantage has attracted a wide range of industries, contributing to the county's economic vibrancy.

The technology sector plays a pivotal role in Loudoun County's economic landscape. The county has positioned itself as a technology hub, hosting numerous data centers and high-tech companies. With a business-friendly environment and state-of-the-art infrastructure, Loudoun County has become a preferred location for technology firms seeking to establish a presence in the region. This has not only created job opportunities but also fostered innovation and research within the county.

Additionally, Loudoun County boasts a thriving and diverse business community. From small businesses to large corporations, the county's entrepreneurial spirit is evident. The presence of a well-educated workforce has attracted companies in various sectors, including finance, healthcare, and professional services. The county's commitment to education and its proximity to leading academic institutions further contribute to a skilled labor pool, supporting the growth of businesses across different industries.

Furthermore, Loudoun County has invested in its infrastructure, including transportation and amenities, to accommodate the needs of its growing population and business community. The Dulles International Airport, located in the county, serves as a major gateway for international trade and business travel, enhancing the county's connectivity and global reach.

## THE WASHINGTON DC MSA

The Washington–Arlington–Alexandria Metropolitan Statistical Area (MSA) stands out as a multifaceted region with a rich tapestry of history, culture, and economic significance. Washington, D.C., the nation's capital, is not only the political epicenter but also a symbol of American history and democracy. The presence of iconic landmarks, government institutions, and international embassies contributes to the area's global prominence.

Arlington and Alexandria, both located in Virginia, play pivotal roles in the MSA's dynamics. Arlington is home to the Pentagon, the headquarters of the United States Department of Defense, and serves as a major center for defense and security-related industries. Alexandria, with its historic Old Town and waterfront, adds a touch of charm to the region while hosting a mix of businesses, including technology firms and government contractors.

The MSA's economic vibrancy is further enhanced by its diverse industry sectors. The technology corridor in Northern Virginia has attracted major tech companies and startups, earning it the nickname "Silicon Dominion." The healthcare and life sciences sectors are also robust, with renowned medical institutions and research centers.

The transportation infrastructure, including major highways, public transit systems, and the Dulles International Airport, facilitates connectivity within the MSA and beyond. This accessibility enhances the area's appeal for businesses, residents, and visitors alike.

# 5-MILE DEMOGRAPHICS



**121,927**  
Population



**\$152,786**  
Median HH Income



**36.6**  
Median Age



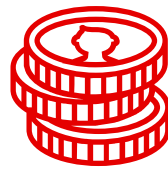
**2.92**  
Average HH Size



**1.37%**  
Population Growth



**\$65,858**  
Per Capita Income



**\$594,800**  
Median Net Worth



**4,154**  
Total Businesses



**48,576**  
Total Employees



**1.55%**  
Households Growth

## WASHINGTON DC MSA DEMOGRAPHICS



**6,535,041**  
Population



**\$113,353**  
Median HH Income



**38.2**  
Median Age



**2.65**  
Average HH Size



**0.72%**  
Population Growth



**\$60,561**  
Per Capita Income



**\$284,018**  
Median Net Worth



**222,784**  
Total Businesses



**3,167,356**  
Total Employees



**0.85%**  
Households Growth

# GET IN **TOUCH**

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