

# Retail Space for Lease – Fort Evans Plaza

Leesburg, Virginia



Located Directly Across from Leesburg Corner Premium Outlets, Loudoun County's Upscale Outlet Center



For Additional  
Information:

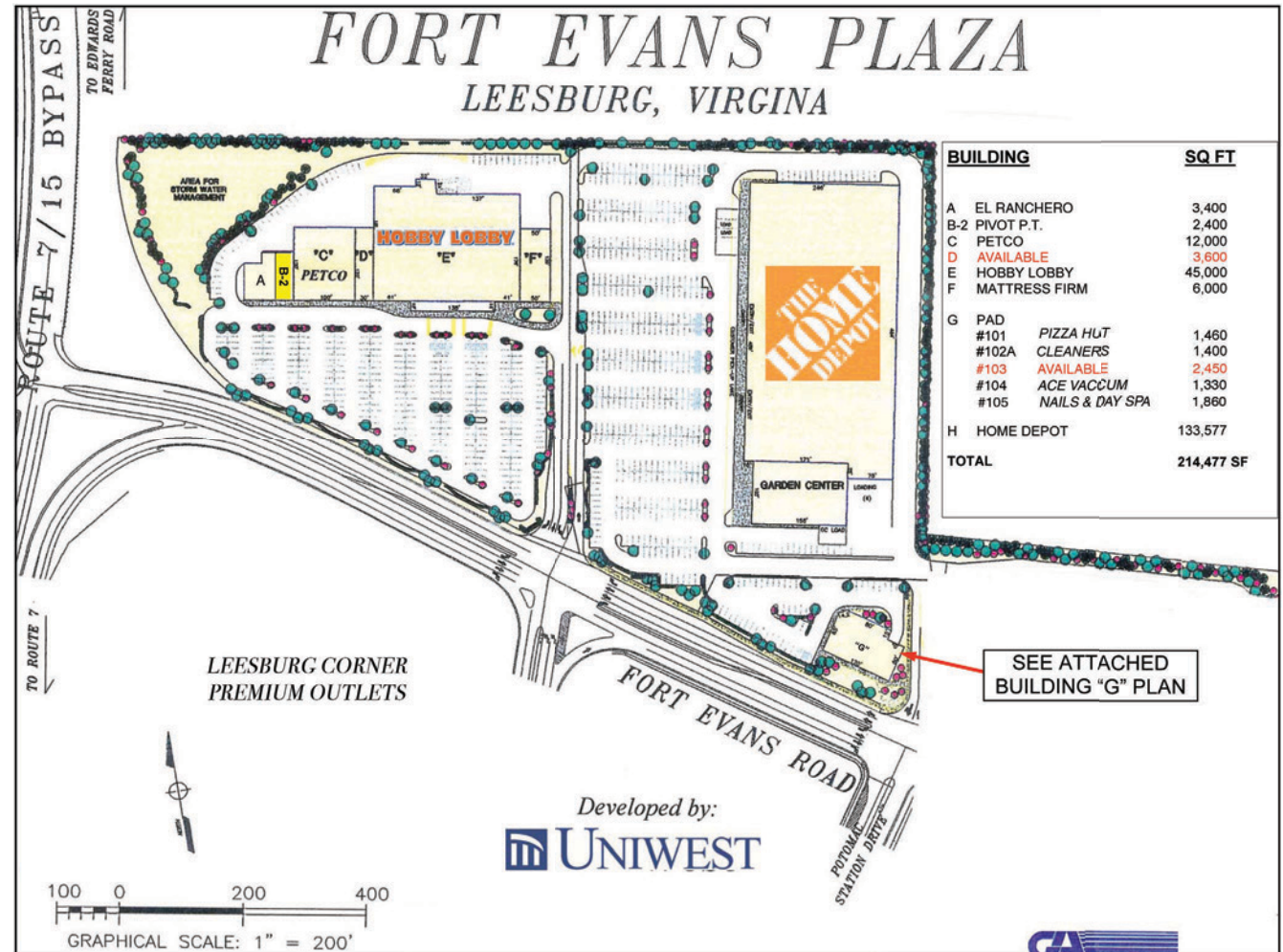
Sam Pozez | (703) 698-4028  
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# Retail Space for Lease



## Property Highlights

- 6,050 square feet of retail space AVAILABLE in suites of 1,000 square feet or more
- Located among established retailers, with anchors such as The Home Depot, Hobby Lobby and Petco
- Conveniently situated directly across from the Leesburg Corner Premium Outlets, Loudoun County's upscale outlet center
- Excellent visibility from Fort Evans Road and Route 15 Bypass with prominent building signage
- Leesburg is the county seat of Loudoun County – the 2nd fastest growing county and most affluent county in the United States (Source: U.S. Census Bureau).
- Approximately 41,000 vehicles per day pass by the Shopping Center (at the intersection of Fort Evans Road and Route 15)



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# Building G Floor Plan

## BUILDING "G"

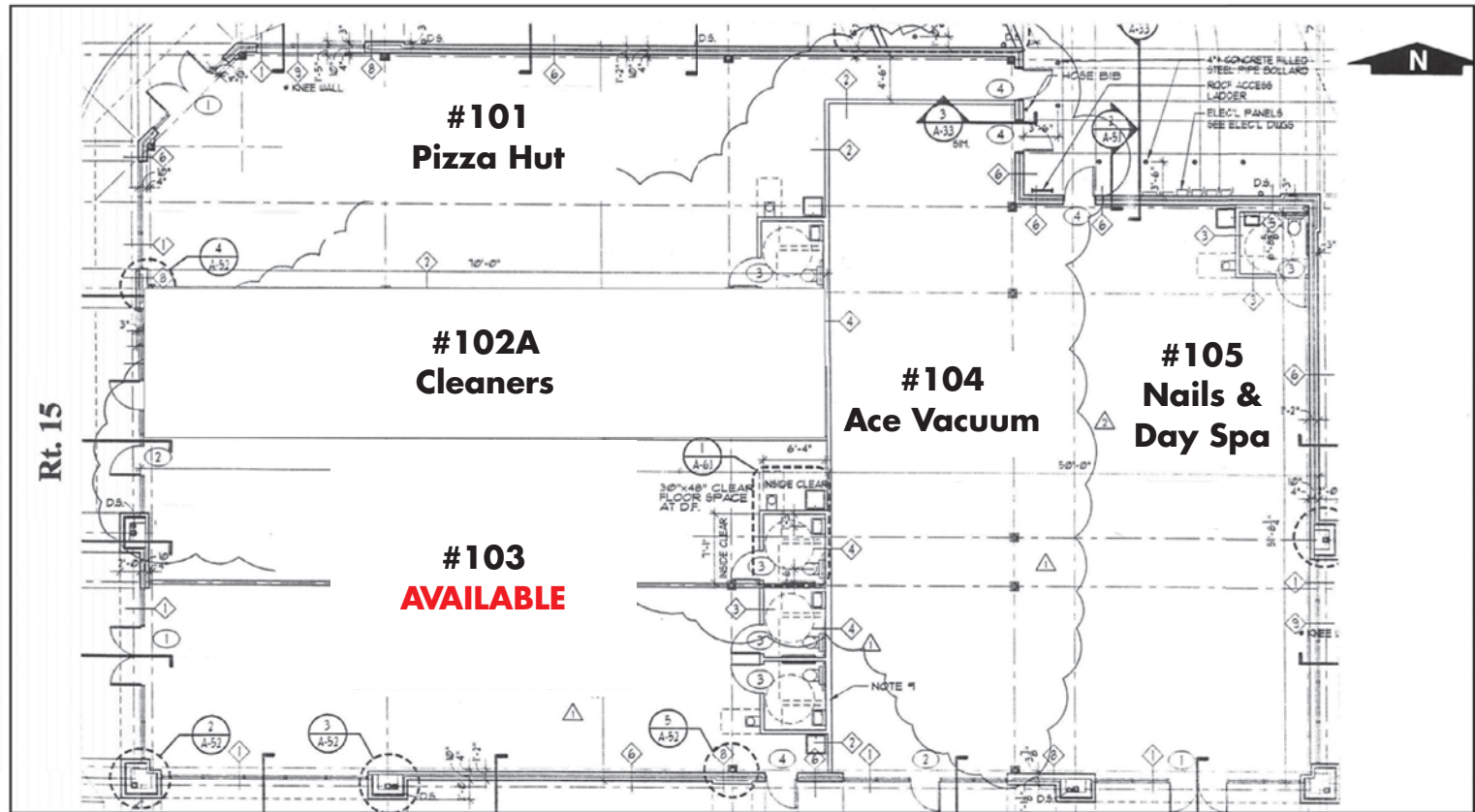
**#101 Pizza Hut**  
20x70 irreg. / 1,460 SF

**#102A Cleaners**  
10x70 / 1,400 SF

**#103 AVAILABLE**  
35x70 / 2,450 SF

**#104 ACE Vacuum**  
19x70 / 1,330 SF

**#105 Nails & Day Spa**  
31x60 / 1,860 SF



Ft. Evans Road



# A Busy, Economically Thriving Corridor



### POPULATION (2020 EST)

<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
14,344	62,042	103,935



### POP. GROWTH (2023 EST)

<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
16,628	77,408	122,071



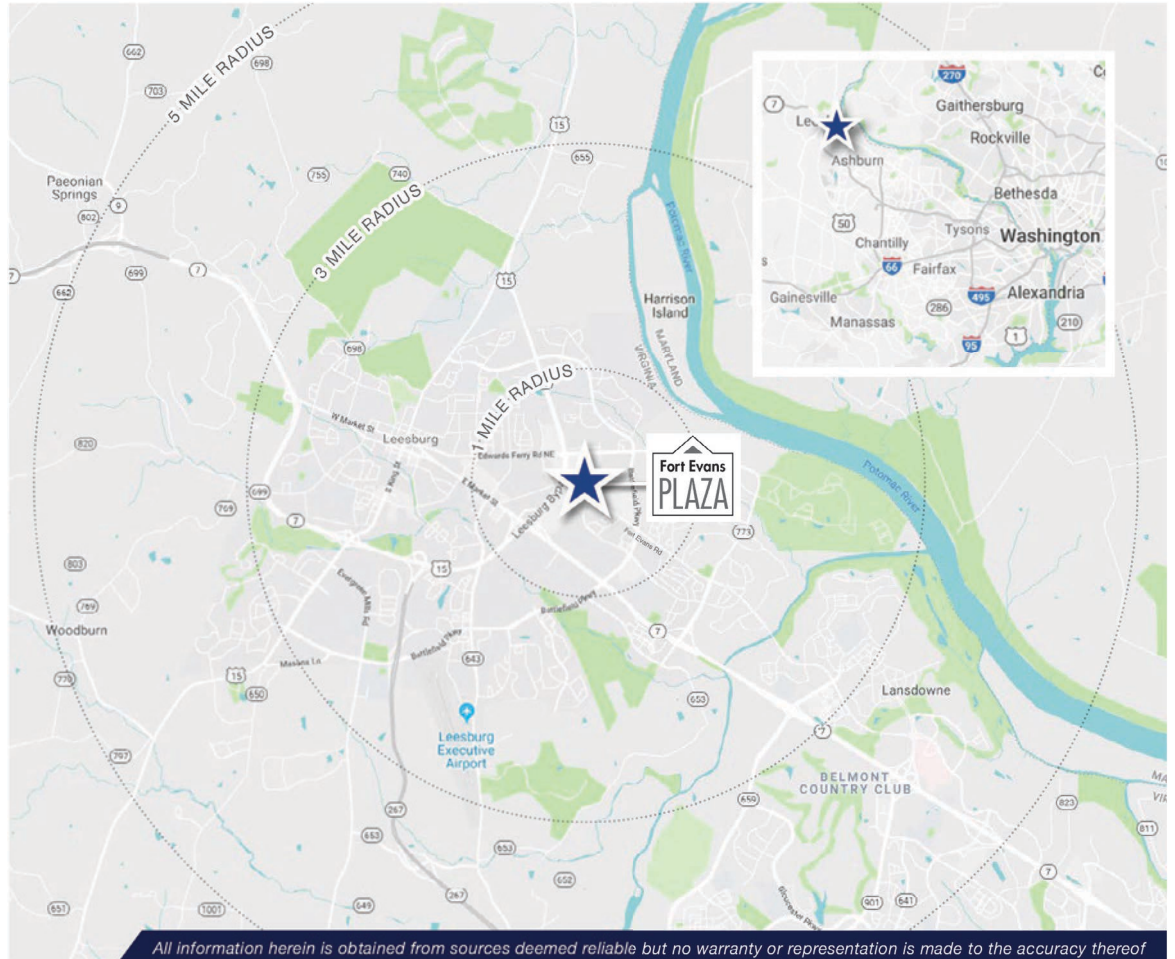
### AVERAGE HOUSEHOLD INCOME

<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
\$133,839	\$161,823	\$171,492



### FORT EVANS ROAD & ROUTE 15

**41,000 VPD**



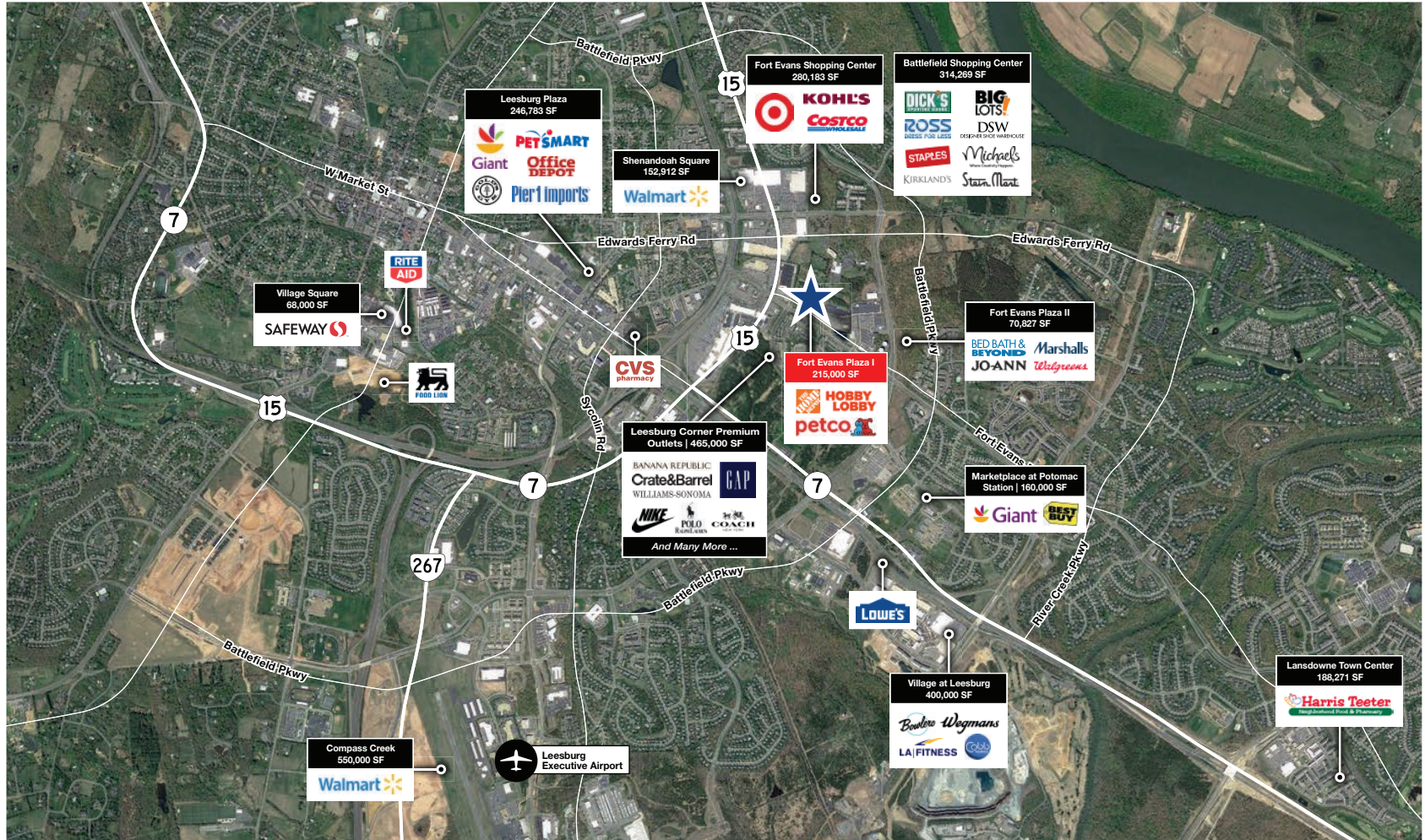
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# Exceptionally Located in Leesburg, VA



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# Across from Leesburg Corner Premium Outlets



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Fort Evans  
PLAZA

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For Additional  
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