



HARRISON POST

A COMMUNAL DISTRICT

BEN BREHNE

bbrehne@jbgsmith.com


240.333.7713

BOB SCHWENGER

bschwenger@jbgsmith.com

301.657.7331

KEANE
ENTERPRISES

 **JBG SMITH**



LOCATION

TOWN OF LEESBURG:

POPULATION	49,714
HOUSEHOLDS	16,688
AVG HOUSEHOLD SIZE	2.95
AVG AGE	37
AVG HOUSEHOLD INCOME	\$175,720
COLLEGE EDUCATED	64.03%

5 MILE RADIUS:

POPULATION	86,538
HOUSEHOLDS	28,397
AVG HOUSEHOLD SIZE	3.03
AVG AGE	37.49
AVG HOUSEHOLD INCOME	\$213,414
COLLEGE EDUCATED	70.21%



WITHIN A 5 MINUTE WALKING DISTANCE TO DOWNTOWN LEESBURG'S CRAFT BREWERIES, LOCAL RESTAURANTS, AND SHOPS.



TRADE AREA

WASHINGTON METRO

- 15 Minutes to Dulles Airport
- 30 Minutes to Tysons
- 40 Minutes to Washington DC

HARRISON POST



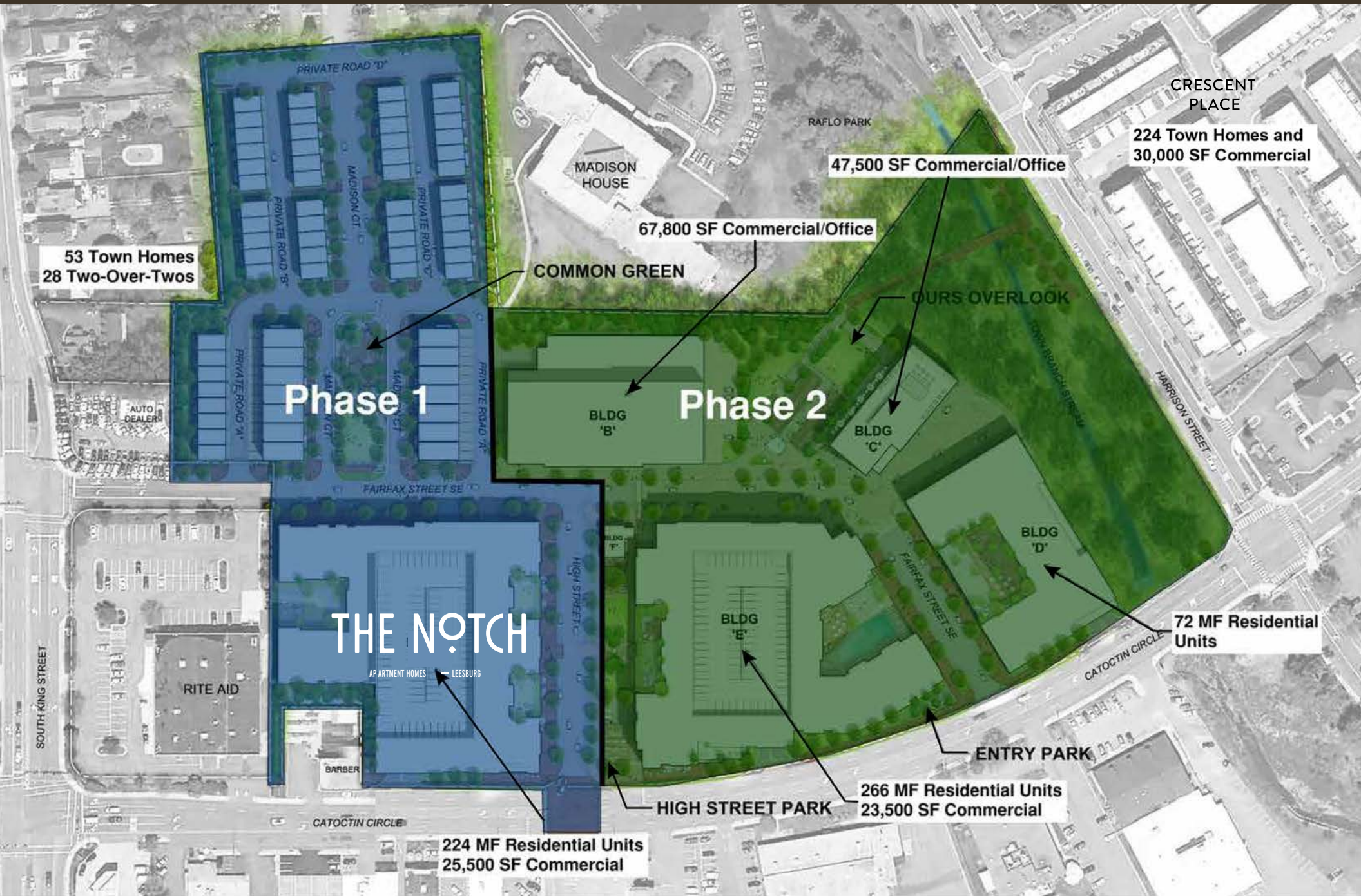
PHASE I

25,500 SF Retail
224 Apartments
53 Townhomes
28 Stacked Townhomes

PHASE 2

266 Apartments
23,500 SF Retail
115,300 SF of Office/Commercial
72 Condos

DEVELOPMENT PHASING



PHASE 1 - RETAIL



THE NOTCH

AP ARTMENT HOMES — LEESBURG



LEASING PLAN



◀ **LOADING DOCK**



KEYPLAN

- ◆ Street and structured parking with breezeway access
- ◆ 1,600 – 12,000 contiguous SF with ability to vent
- ◆ Loading dock with rear corridor access

1. 3,000 SF	4. 2,200 SF	7. 2,300 SF
2. 5,200 SF	5. 2,200 SF	
3. 1,600 SF	6. 2,300 SF	



N OF LEESBURG VIRGINIA
N OF LEESBURG VIRGINIA
N OF LEESBURG VIRGINIA
N OF LEESBURG VIRGINIA
N OF LEESBURG VIRGINIA

20  24

THANK YOU

KEANE
ENTERPRISES

 **JBG SMITH**

