

# Cornwall Medical Pavilion

224-D Cornwall Street NW, Leesburg, VA 20176



**AVAILABLE SPACE**  
**971 – 3,910 RSF**

 **VIEW SUITES**

- Only true Class A medical office building in the Leesburg area
- Strategically located on Inova Loudoun Hospital – Cornwall Campus
- Inova leads North Virginia's market with 55% of inpatient admissions
- Attached to newly redeveloped Inova ED and diagnostic clinic
- 58% occupied by leading multi-specialty practice, Loudoun Medical Group
- Generous Tenant Improvement Allowance with flexible terms

# Only Class A medical offices in Leesburg, located on Inova Cornwall campus.

POPULATION (5-MILE RADIUS)

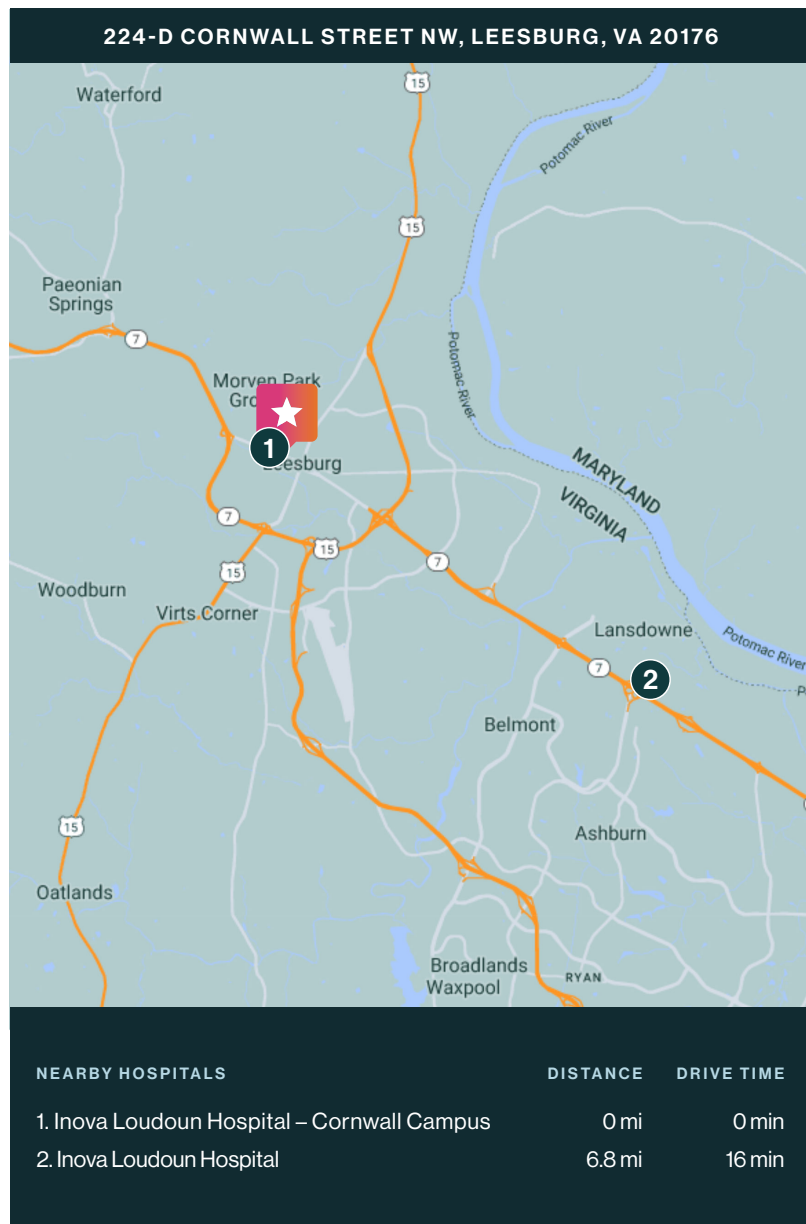
82,723

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$162,729

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

97.78%



## SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Safeway
- Giant Food
- Downtown Retail District
- Battlefield Shopping Center
- The Leesberg Colonial Inn
- West Park Golf Club
- LA Fitness
- King Street Coffee
- Shoe's Cup and Cork
- Lightfoot Restaurant
- South Street Under

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