



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

228,923 ± SF

AVAILABILITY

3,533 SF End-Cap

DEMOGRAPHICS

POPULATION AVG. INCOME TOTAL EMP.

1 mile	16,264	\$158,954	7,106
3 mile	69,829	\$179,253	27,662
5 mile	109,244	\$182,474	38,443

[Click For Street View](#)



Fort Evans II

528 Fort Evans Road NE, Leesburg, VA 20176

Retail Space For Lease



 **Mark Fontaine, CCIM**

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228,923 SF Center located just off Fort Evans Road NE, near the Leesburg Premium Outlets.

JOIN THESE RETAILERS:

Marshalls

**BED BATH &
BEYOND**



Walgreens



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Tenants

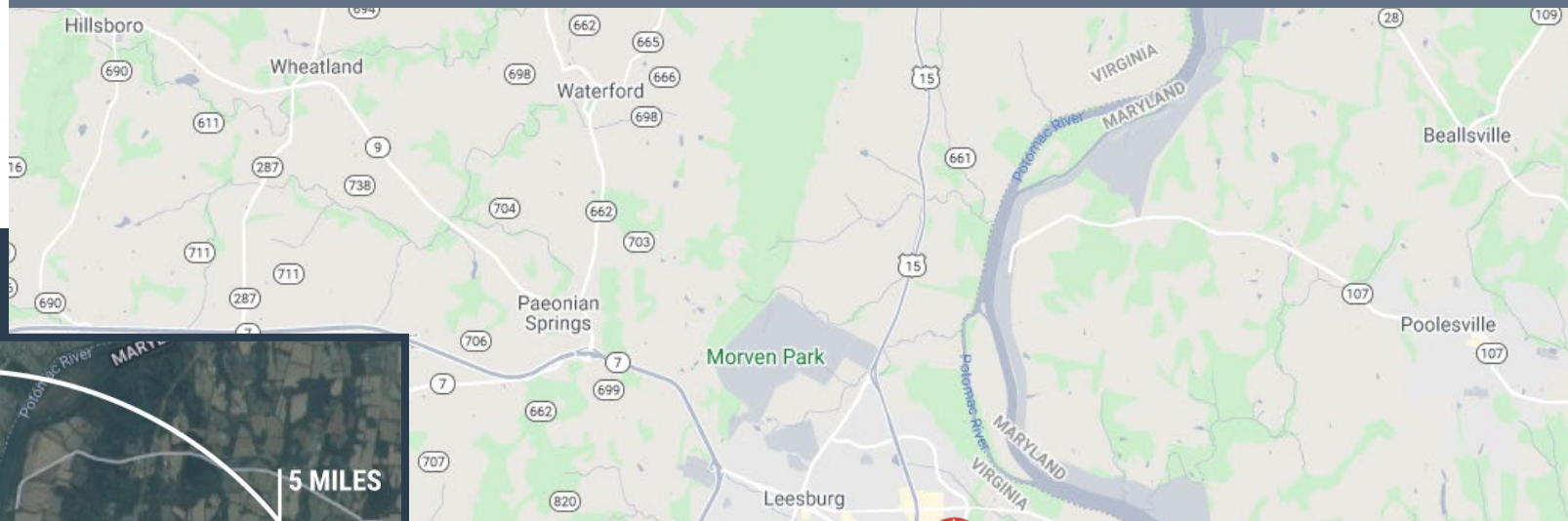
1	Dolce & Ciabatta	4,033
2	Joanne Fabrics	34,861
3	Aarons Rents	7,945
4	Virginia ABC	4,576
5	Loudoun Learning	4,358
6	Dollar Tree	9,000
7	Aqua Tots Swim School	7,397
8	Sakura	5,035
9	Instyle Nail Salon	1,621
10	Bubbles Salon	1,314
11	Jersey Mike's Subs	1,373
12	Buffalo Wild Wings	6,113
13	Walgreens	14,809
14	Available (end-cap)	3,533
15	Mattress Warehouse	6,494
16	Five Below	7,490
17	Bed, Bath & Beyond	27,896
18	Marshalls	30,126
19	Ashley Home Store	29,539
20	Anytime Fitness	4,524
21	Middleburg Bank	4,029
Total		228,923



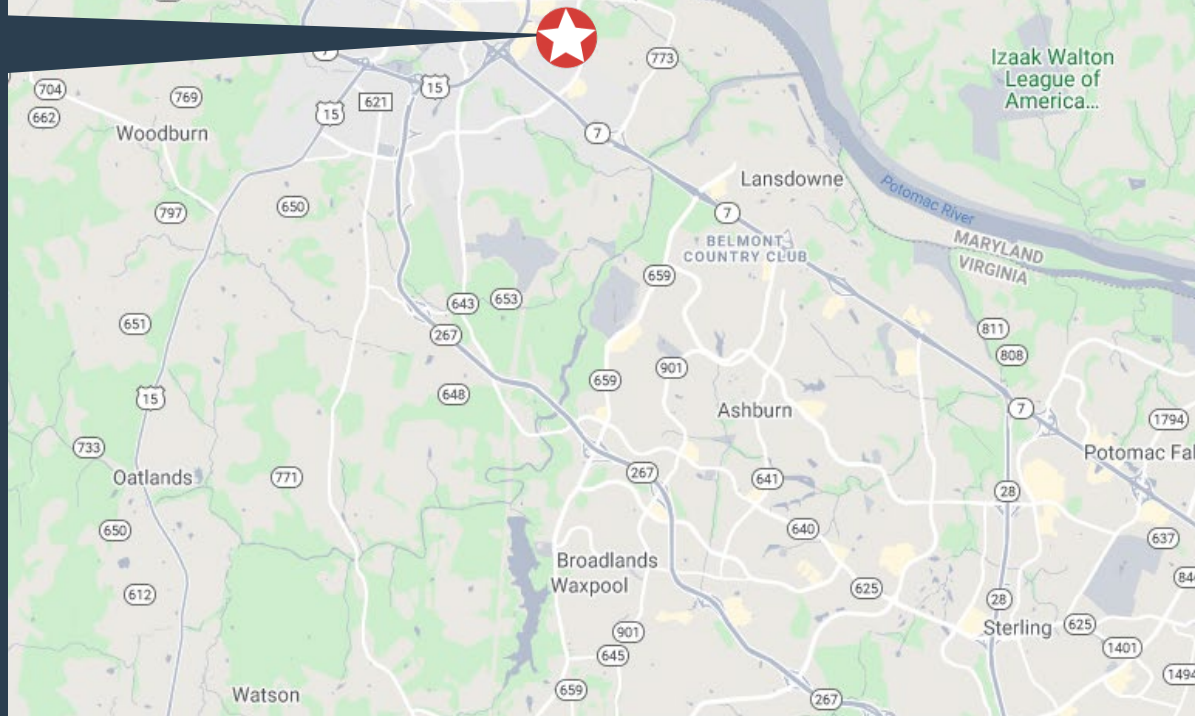
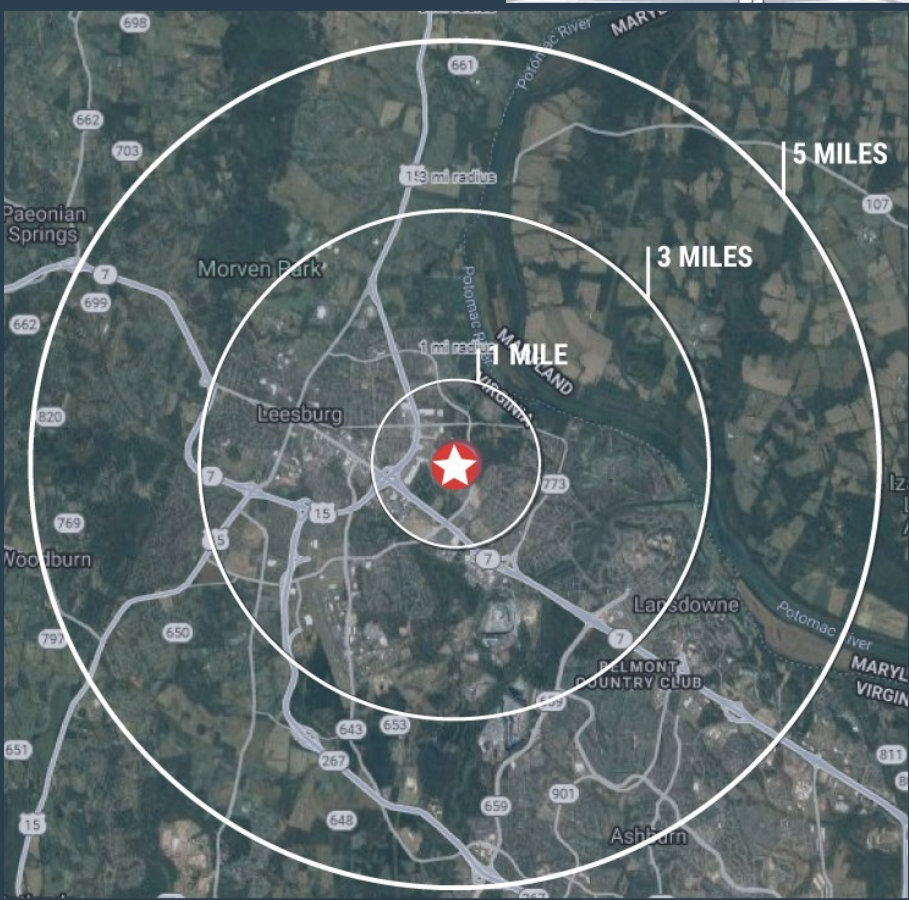


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Location Map



Radius Map



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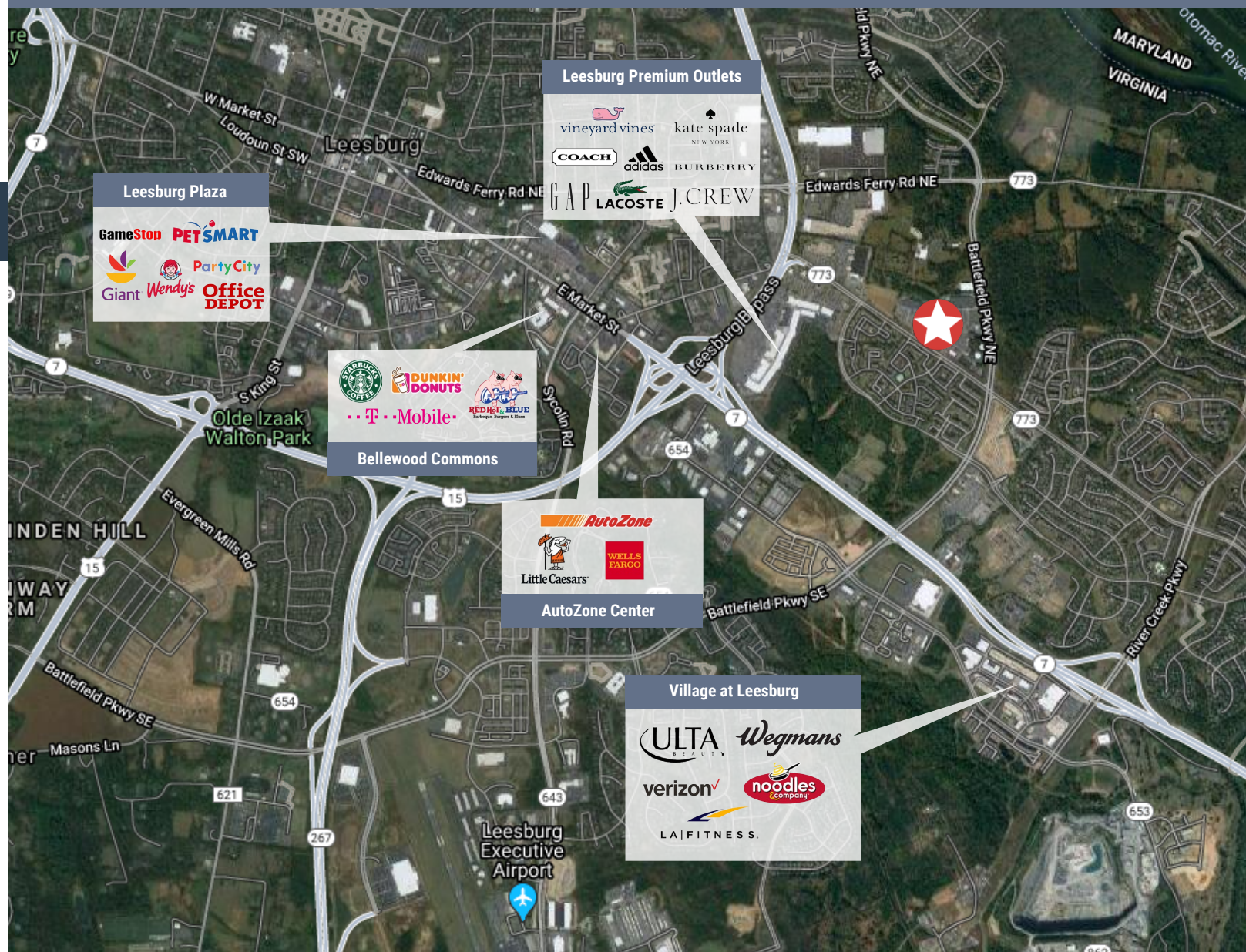
COMMERCIAL REAL ESTATE

In The Area

NEARBY RETAILERS

GAP
Vineyard Vines
J. Crew
Kate Spade
COACH
Adidas
Starbucks
Dunkin' Donuts
Giant
Wegmans
LA Fitness
Ulta Beauty
Office Depot
PetSmart
AutoZone
Wells Fargo
Party City

Competitive Map



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