

# Van Metre



CATOCTIN CORNER

LEESBURG, VA

## RENTAL SPACE AVAILABLE

**ADDRESS:**

9900 Main Street  
Suite 500  
Fairfax, VA 22031

**PHONE:**

Tel: (703) 272-2680  
Fax: (703) 352-7107

**WEB:**

www.vanmetrecommercial.com



# Van Metre



CATOCTIN CORNER

LEESBURG, VA



## PROPERTY HIGHLIGHTS

**Availability:** 1,600 square foot endcap available immediately.

**Key Visibility & Access:** Strategically located in the heart of Leesburg at the busy, signalized intersection of Route 7 and Catoctin Circle.

**Solid Co-Tenancy:** National retailers include Wendy's, Jimmy John's and Midas. Adjacent to Leesburg Plaza, anchored by Giant, Pier One Imports, PetsMart and Gold's Gym.

	1 mile	3 miles	5 miles
<b>Population</b>			
2016 Population	16,760	56,340	89,438
2021 Population	18,529	63,571	102,164
2016-2021 Annual Rate	2.03%	2.44%	2.70%
<b>Households</b>			
2016 Total Households	6,266	18,639	29,550
2021 Total Households	6,918	21,008	33,666
2016-2020 Annual Rate	2.00%	2.44%	2.64%
2016 Median Household Income	\$67,275	\$109,184	\$120,125

Traffic Counts		
2016 AADT	38,000	- Rt. 7
2016 AADT	7,200	- Catoctin Circle



## RETAIL SPACE AVAILABLE

1,600 square foot endcap available immediately!



### LEESBURG PLAZA



- 11 JIMMY JOHNS GOURMET SANDWICHES — 2,400 S.F.
- 13A VY'S NAILS & SPA — 1,435 S.F.
- 13B SNIPS BARBER SHOP — 885 S.F.
- 19 GENTLE FAMILY DENTISTRY — 2,400 S.F.
- 21 DOGGONE NATURAL — 2,400 S.F.
- 23-25 PAISANO'S PIZZA — 2,400 S.F.
- 27 EDWARD D. JONES & CO. — 800 S.F.
- 29 AVAILABLE — 1,600 S.F.



Catoctin Circle North



Pier 1 imports

CATOCTIN CORNER

East Market Street / Virginia Route #7

