

RENTAL SPACE AVAILABLE

ADDRESS:

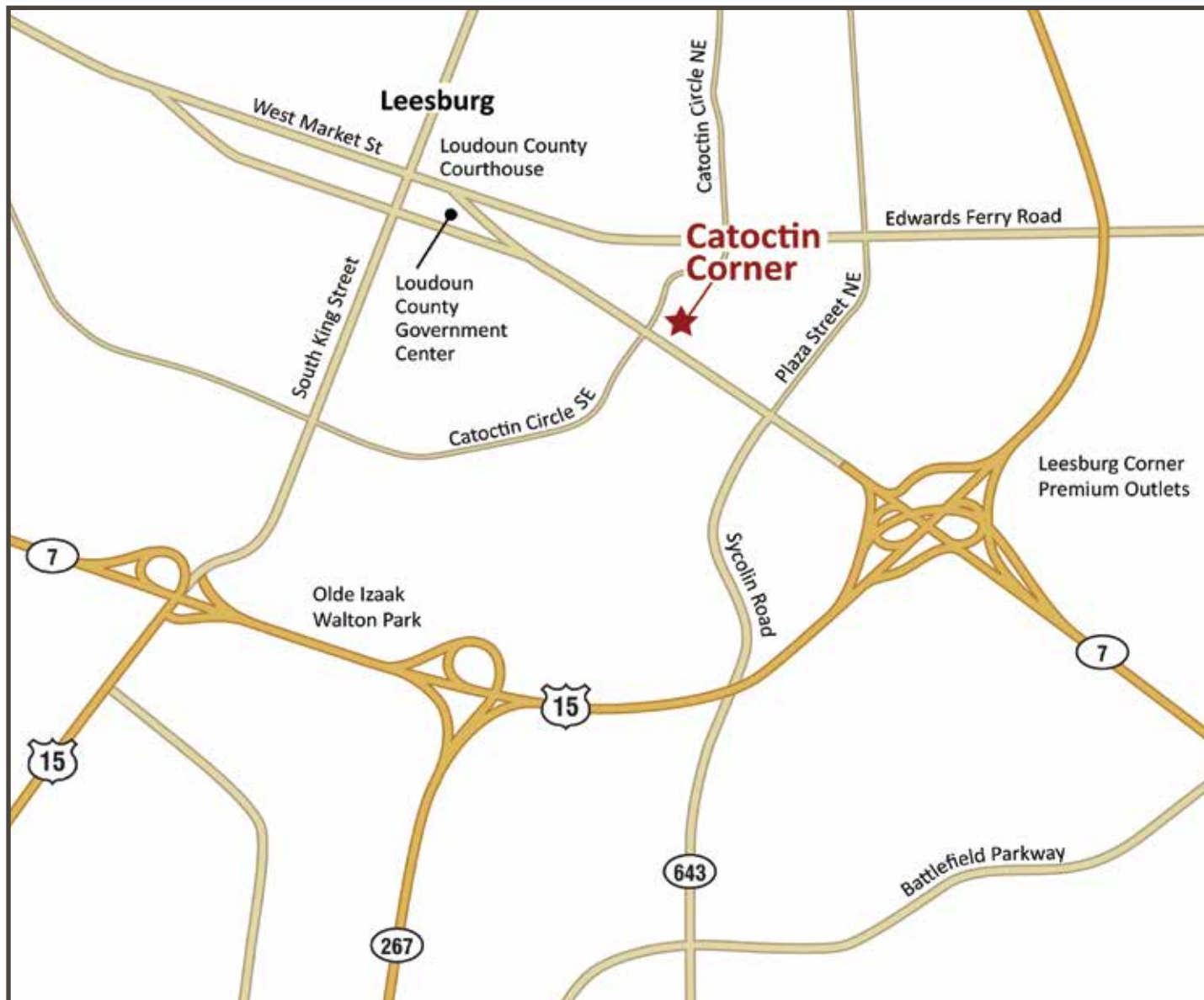
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PROPERTY HIGHLIGHTS

Availability: Fully Leased.

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
Population			
2018 Population	16,942	56,696	89,377
2023 Population	18,580	63,186	100,578
2018-2023 Annual Rate	1.86%	2.19%	2.39%
Households			
2018 Total Households	6,313	18,798	29,972
2023 Total Households	6,926	20,953	33,679
2018-2023 Annual Rate	1.87%	2.19%	2.36%
2018 Median Household Income	\$70,034	\$113,023	\$126,366

Traffic Counts

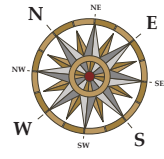
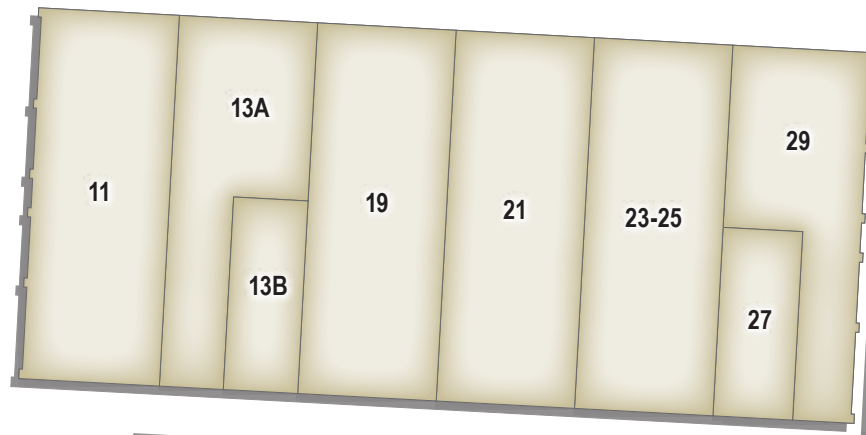
2017 AADT	39,000	- Rt. 7
2017 AADT	9,400	- Catoctin Circle



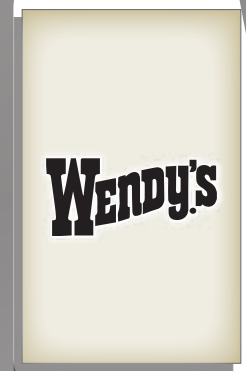


LEESBURG PLAZA

- 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 CRICKET WIRELESS – 800 S.F.
- 29 CREATIVE PURSUIT GAMES – 1,600 S.F.



Catoctin Circle North (9,400 2017 AADT)



Pier 1 imports®

CATOCTIN CORNER

East Market Street / Virginia Route #7 (39,000 2017 AADT)

Van Metre