

KLNB

Fort Evans Plaza II

502 Fort Evans Rd NE, Leesburg, VA 20176, Loudoun County



First Floor Retail for Lease

Property Highlights:

- Join Bed Bath & Beyond, Marshalls, Jo-Anns and Ashley Furniture.
- First floor retail in 3-story office building set within a 250,000 SF power center.
- Leesburg is the county seat of Loudoun County – the 2nd fastest growing county in THE most affluent county in the United States (Source: U.S. Census Bureau).

Available Space:

Size	Rate	Condition	Delivery	Est. NNN
1,116 SF	\$30.00 PSF NNN	Cold Dark Shell	Immediate	\$4.73 PSF

Demographic Snapshot // 2015:

	1-Mile	3-Mile	5-Mile
Population	10,823	61,660	102,887
Daytime Population	7,219	29,210	41,115
Average HH Income	\$146,975	\$143,656	\$150,990

Traffic Counts // 2014:

Fort Evans Road NE	12,000 ADT
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Join:



Owned and Managed by:



For More Information Please Contact:

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703-722-2703

42395 Ryan Road, Suite 200
Brambleton, VA 20148
www.klnbretail.com

KLNBretail
Commercial Real Estate Services

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Battlefield Shopping Center
(314,269 SF)

Fort Evans Plaza I
(170,000 SF)

Fort Evans Plaza II
(228,923 SF)

(Numerous Others)

Leesburg Corner Premium Outlets
(465,000 SF)

Demographics // 2015 :

	1-Mile	3-Mile	5-Mile
Population	10,823	61,660	102,887
Daytime Population	7,219	29,210	41,115
Households	3,243	20,163	34,670
Average HH Income	\$146,975	\$143,656	\$150,990

[Click to view Google Street View](#)

Location & Demographics

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Site Plan

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Leesburg
Loudoun County | Virginia

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- Google Earth Pro -
Spring 2015 Aerial Photograph

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Market Aerial

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Photos

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Click here to visit
property website

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