

Retail Space for Lease – Fort Evans Plaza

Leesburg, Virginia



Located Directly Across from Leesburg Corner Premium Outlets, Loudoun County's Upscale Outlet Center



For Additional
Information:

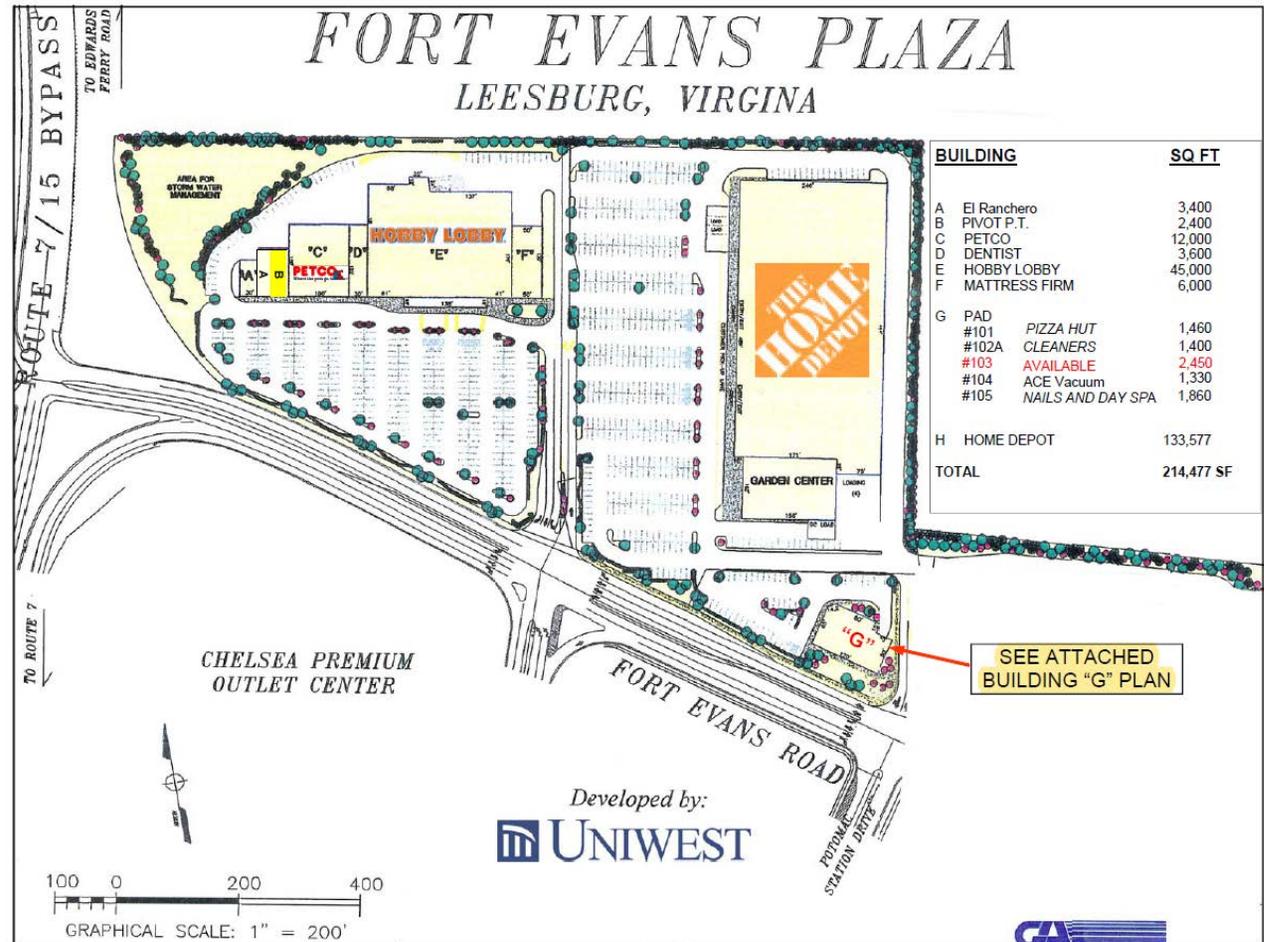
Sam Pozez | (703) 698-4028
sposzez@uniwestco.com

Retail Space for Lease



Property Highlights

- 6,050 square feet of retail space AVAILABLE in suites of 1,000 square feet or more
- Located among established retailers, with anchors such as The Home Depot, Hobby Lobby and Petco
- Conveniently situated directly across from the Leesburg Corner Premium Outlets, Loudoun County's upscale outlet center
- Excellent visibility from Fort Evans Road and Route 15 Bypass with prominent building signage
- Leesburg is the county seat of Loudoun County – the 2nd fastest growing county and most affluent county in the United States (Source: U.S. Census Bureau).
- Approximately 41,000 vehicles per day pass by the Shopping Center (at the intersection of Fort Evans Road and Route 15)



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Building G Floor Plan

BUILDING "G"

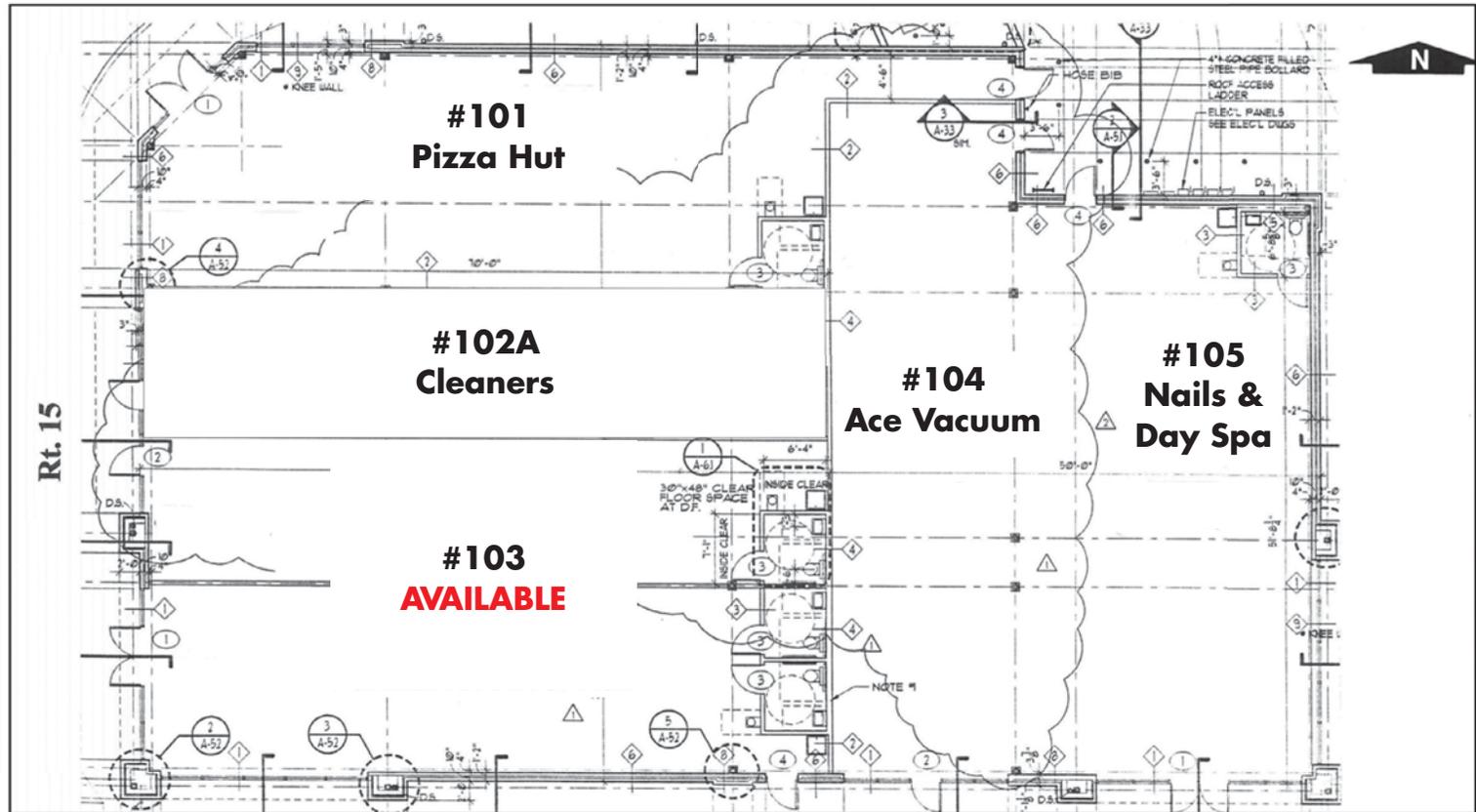
#101 Pizza Hut
20x70 irreg. / 1,460 SF

#102A Cleaners
10x70 / 1,400 SF

#103 AVAILABLE
35x70 / 2,450 SF

#104 ACE Vacuum
19x70 / 1,330 SF

#105 Nails & Day Spa
31x60 / 1,860 SF



Ft. Evans Road



A Busy, Economically Thriving Corridor



POPULATION (2020 EST)

1 Mile	3 Mile	5 Mile
14,344	62,042	103,935



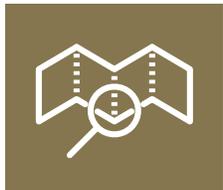
POP. GROWTH (2023 EST)

1 Mile	3 Mile	5 Mile
16,628	77,408	122,071



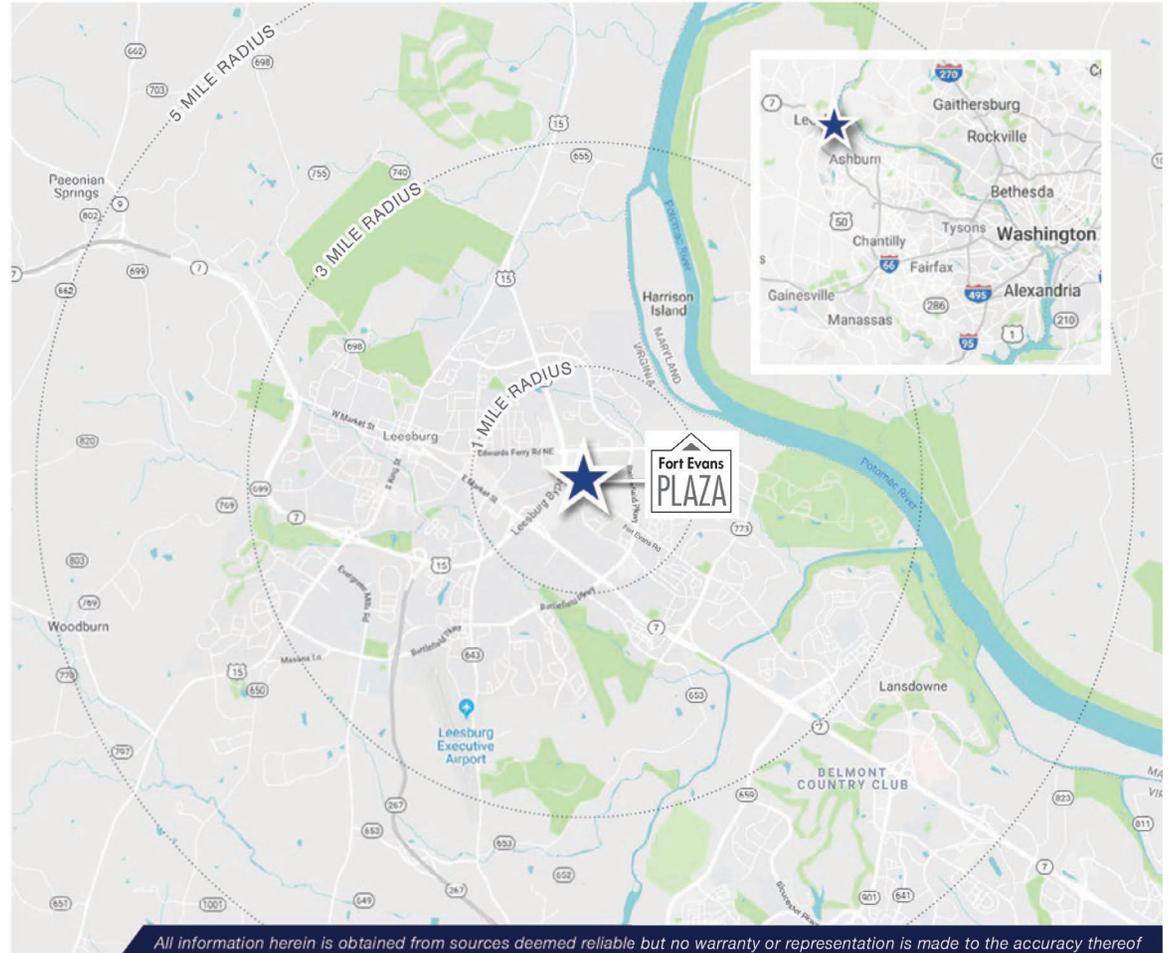
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$133,839	\$161,823	\$171,492



FORT EVANS ROAD & ROUTE 15

41,000 VPD



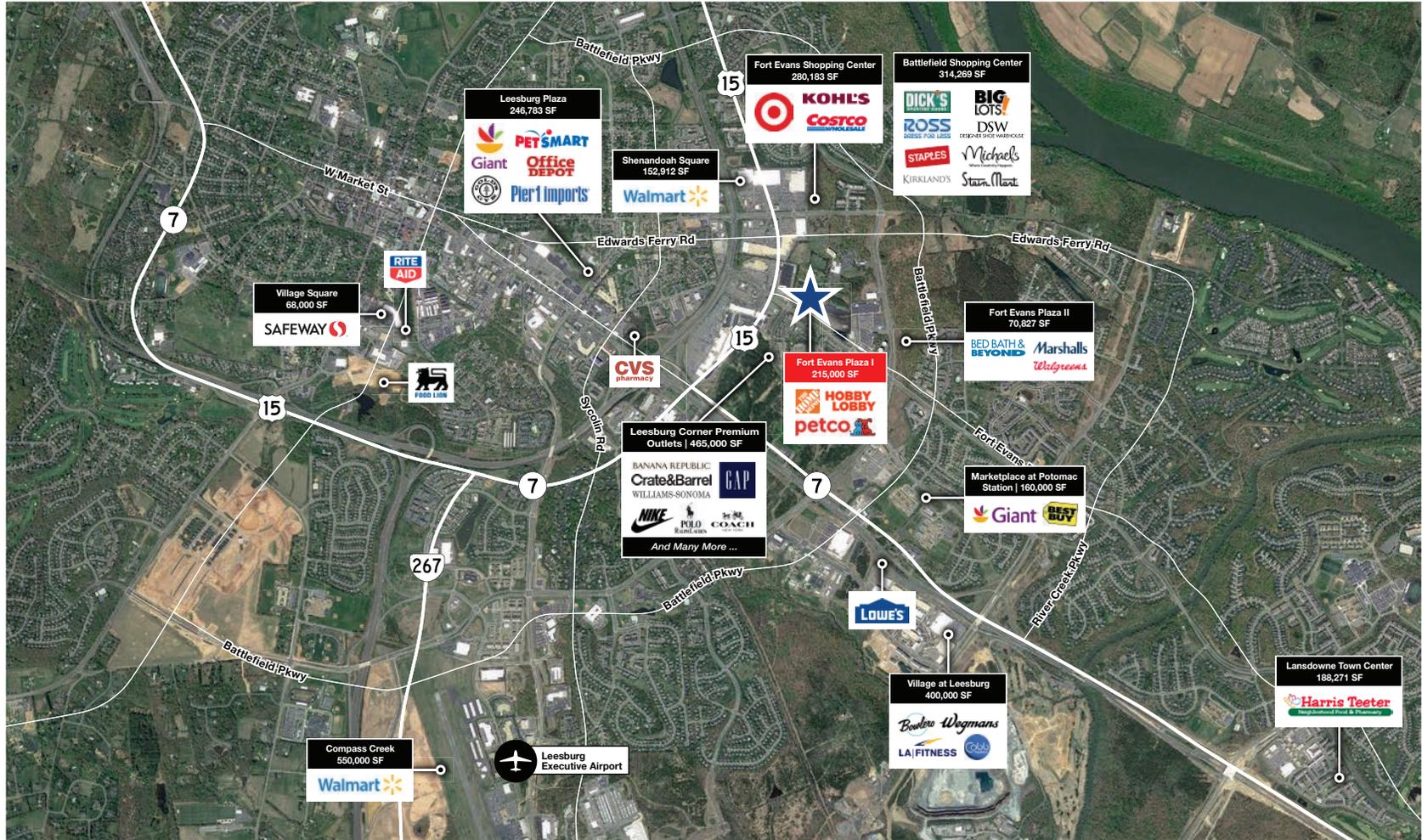
All information herein is obtained from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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Exceptionally Located in Leesburg, VA



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Across from Leesburg Corner Premium Outlets



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Fort Evans
PLAZA

For Additional
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