

FOR LEASE Available 2027

1400 Russell Branch Parkway

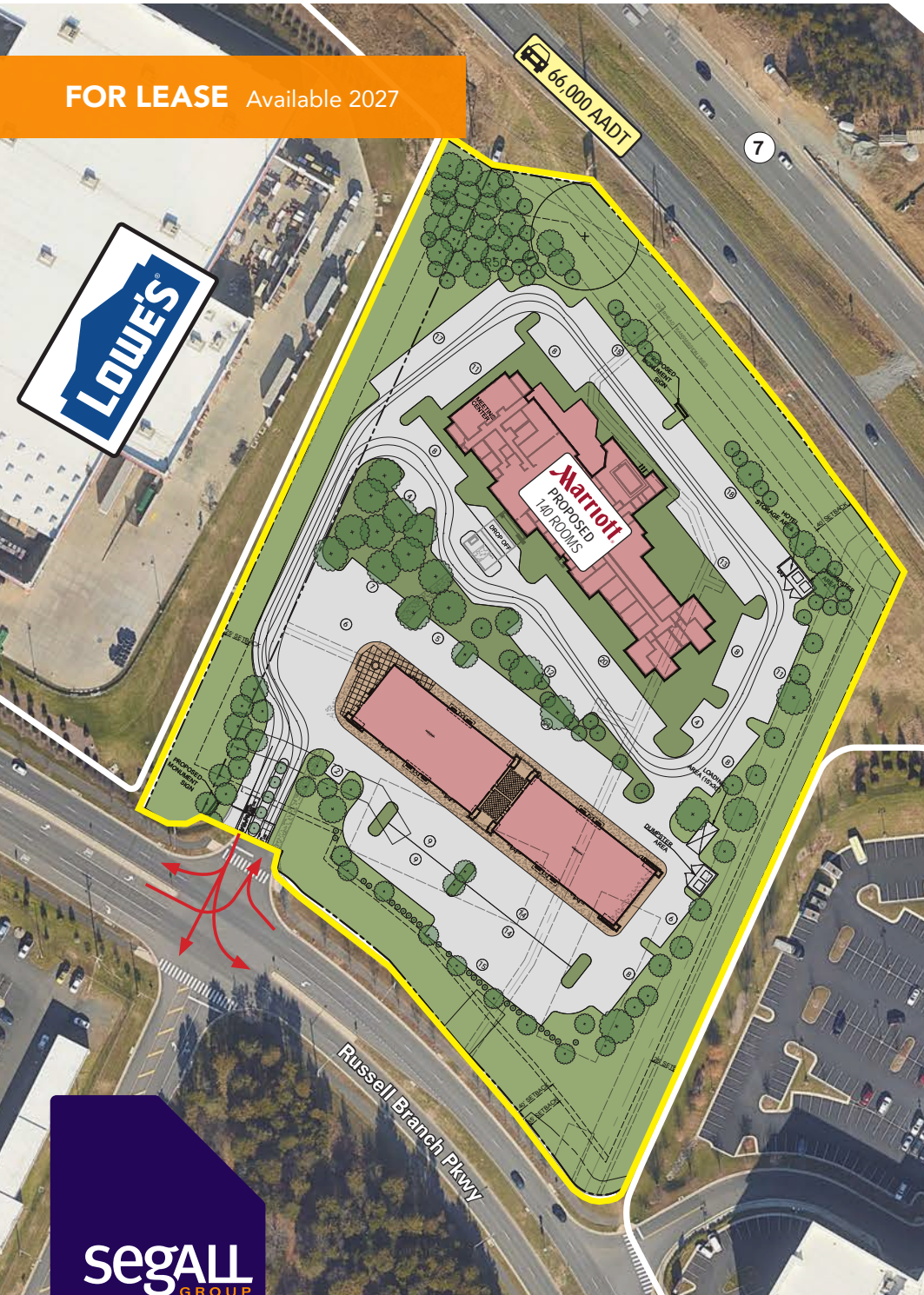
Leesburg, VA 20175

Overview

Two pad sites for free-standing restaurant, retail or service use(s) at new development on Russell Branch Parkway. The property is situated between Leesburg Village (Wegmans, LA Fitness, CMX Theater) and Shops at Russell Branch (Lowe's & Aldi), with full access and excellent visibility and parking. 140-room Marriott hotel to include a conference center. Delivery in 2027.

Quick Facts

- Affluent** Loudoun County's per capita and household incomes are the highest in the nation
- Availability** 2027
- Size** 9,750 - 10,000 square feet
(Flexible building sizes; patio / outdoor seating available)
- Rental Rate** Negotiable

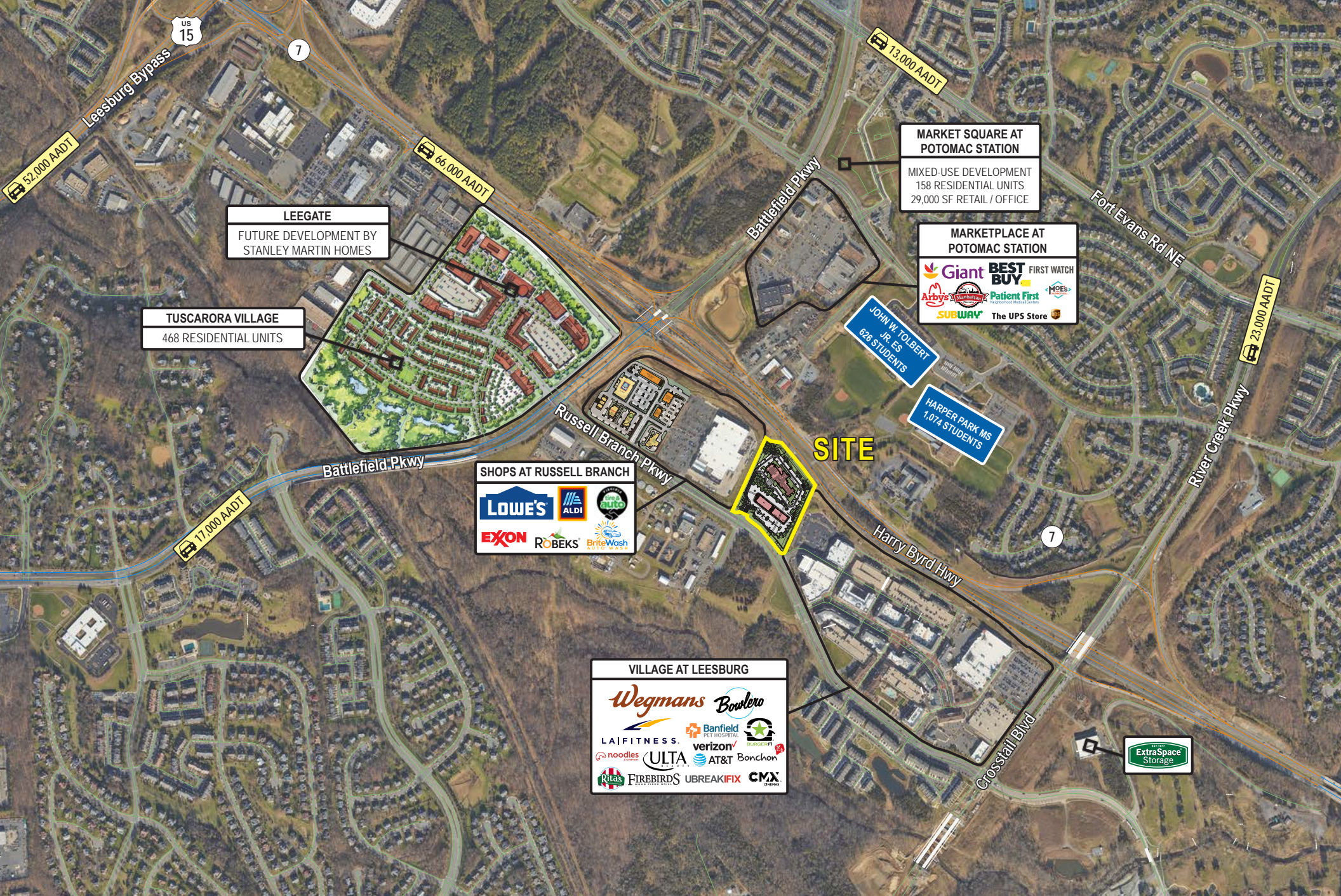


2024 Demographics	1 mile	3 miles	5 miles
POPULATION	10,920	69,488	130,342
HOUSEHOLDS	3,442	22,922	44,277
AVG. HH INCOME	\$197,319	\$193,955	\$202,950
DAYTIME POPULATION	11,390	72,774	136,892
TRAFFIC COUNT	66,000 AADT Harry Byrd Hwy	6,614 AADT* Russell Branch Pkwy	

*Sourced from Placer.ai







LEEGATE
FUTURE DEVELOPMENT BY
STANLEY MARTIN HOMES

TUSCARORA VILLAGE
468 RESIDENTIAL UNITS

SHOPS AT RUSSELL BRANCH

Logos for retail and service businesses:

- LOWE'S
- ALDI
- EXXON
- ROBEKS
- BriteWash
- Auto Wash

VILLAGE AT LEESBURG

Logos for retail and service businesses:

- Wegmans
- Bowlers
- LAIFITNESS
- verizon
- noodles
- ULTA
- AT&T
- Bonchon
- FIREBIRDS
- UBREAKIFIX
- CMX
- Banfield PET HOSPITAL
- BURGERFi

MARKET SQUARE AT POTOMAC STATION
MIXED-USE DEVELOPMENT
158 RESIDENTIAL UNITS
29,000 SF RETAIL / OFFICE

MARKETPLACE AT POTOMAC STATION

Logos for retail and service businesses:

- Giant
- BEST BUY
- FIRST WATCH
- Arby's
- Subway
- Patent First
- MOES
- The UPS Store

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HARPER PARK MS
1,074 STUDENTS

ExtraSpace
Storage

Interested? Contact:

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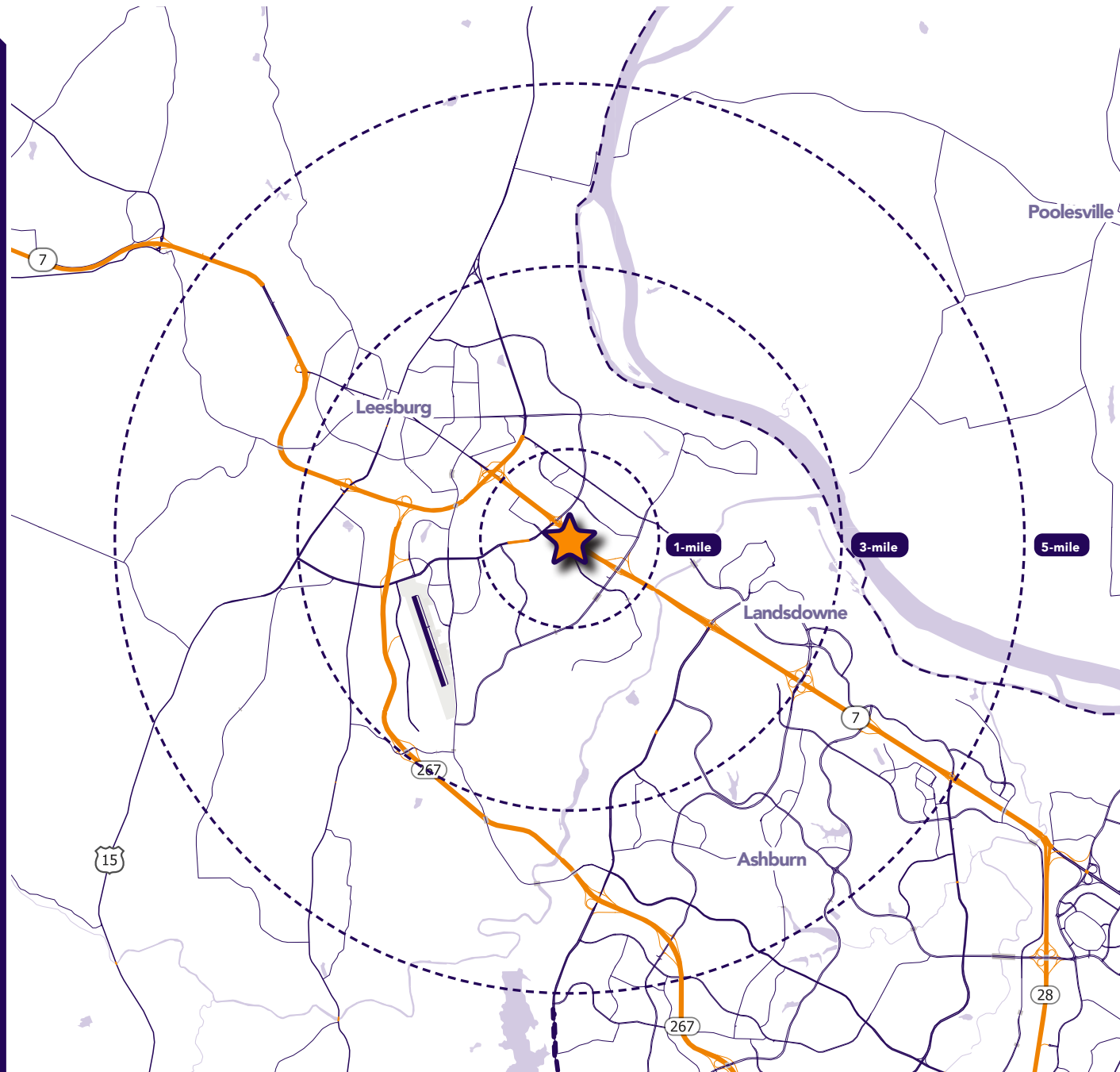
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