

FOR LEASE Available 2025

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 2025.

Quick Facts

Affluent	Loudoun County's per capita and household incomes are the highest in the nation
Availability	2025
Size	2,000 - 6,000 square feet (Flexible building sizes; patio / outdoor seating available)
Rental Rate	Negotiable



2023 Demographics	1 mile	3 miles	5 miles
POPULATION	10,994	69,553	129,906
HOUSEHOLDS	3,487	22,953	44,157
AVG. HH INCOME	\$186,060	\$187,904	\$194,365
DAYTIME POPULATION	9,463	72,545	129,772
TRAFFIC COUNT	36,000 AADT Harry Byrd Hwy	16,005 AADT* Russell Branch Pkwy	

*Sourced from Placer.ai





Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

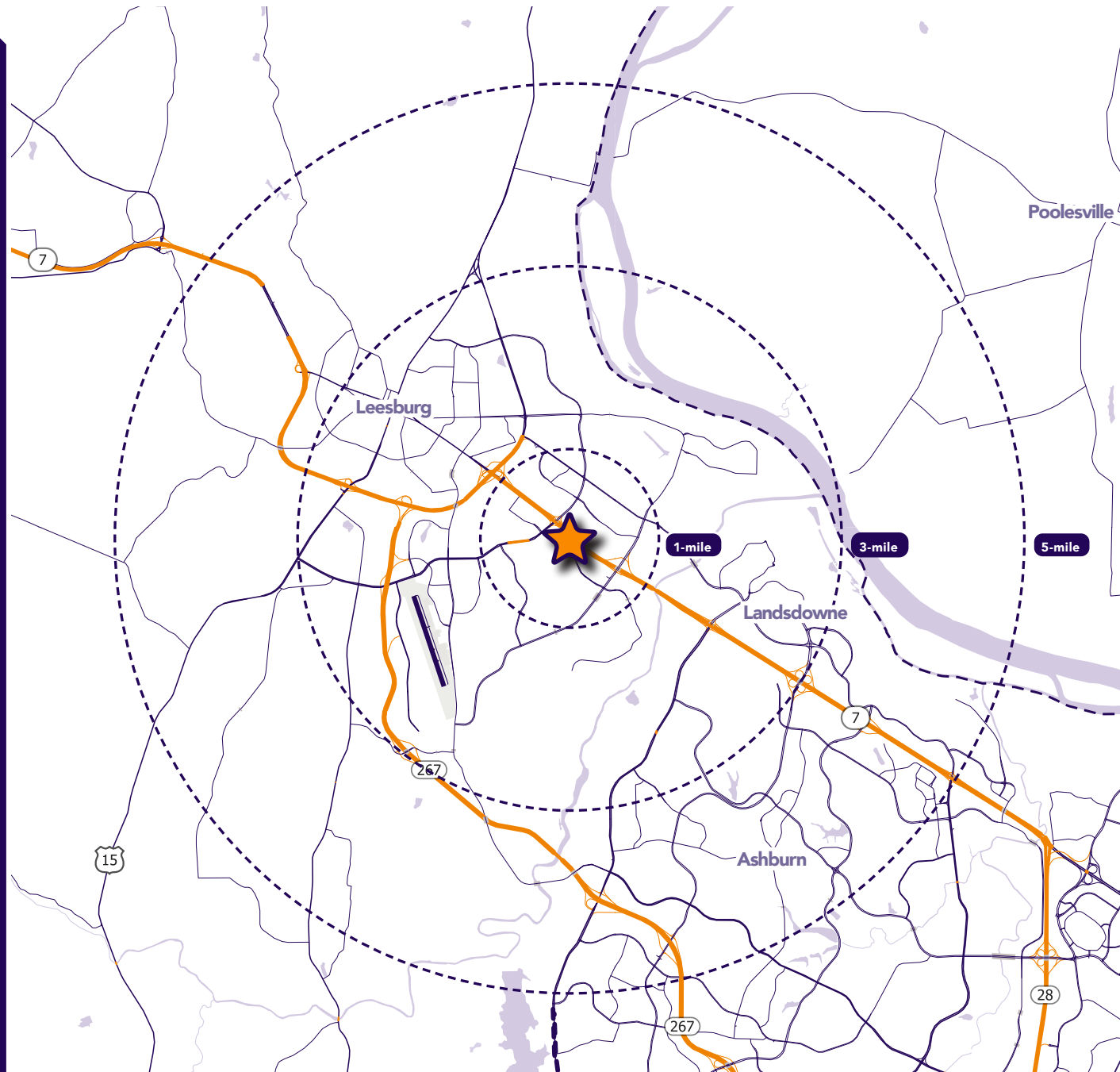
📱 443.960.0361

Rob Meeks

✉ rmeeks@segallgroup.com

☎ 202.741.8394

📱 202.352.2306



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

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