

**FOR LEASE** Available 2027

# 1400 Russell Branch Parkway

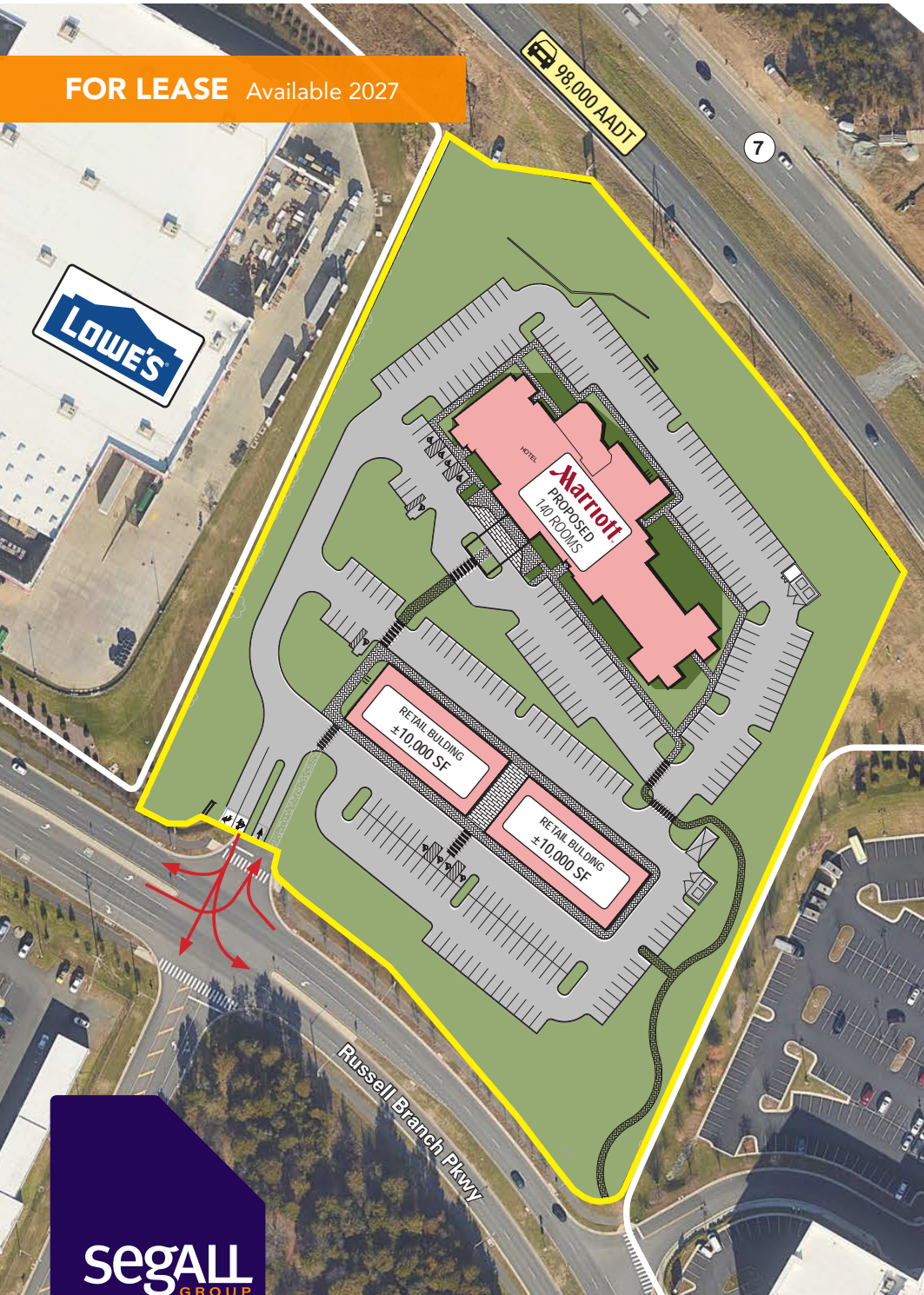
Leesburg, VA 20175

## 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, Ulta Beauty, CMX Theater, Lucky Strike) 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

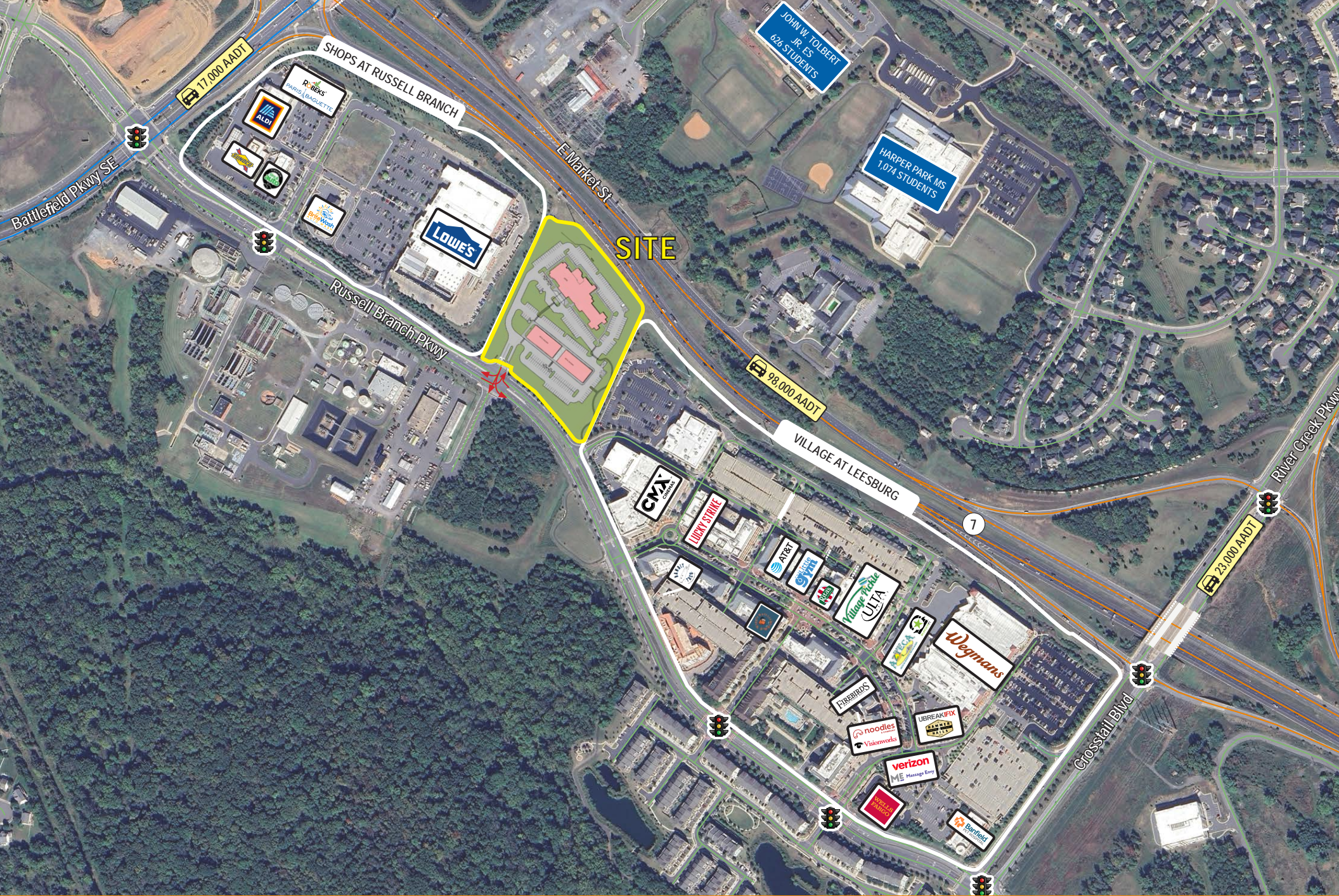
- Affluent** Loudoun County's per capita and household incomes are the highest in the nation
- Availability** 2027
- Size** 9,750 - 10,000 square feet  
(Flexible building sizes; patio / outdoor seating available)
- Rental Rate** Negotiable
- Nearby Tenants**



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	10,892	68,722	131,181
HOUSEHOLDS	3,444	22,691	44,592
AVG. HH INCOME	\$216,727	\$212,432	\$222,003
DAYTIME POPULATION	11,390	72,774	136,892
TRAFFIC COUNT	98,000 AADT E Market St	12,300 AADT* Russell Branch Pkwy	

\*Sourced from Placer.ai







# Interested? Contact:

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