

FOR LEASE Available Q4 2023

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 late 2023.

Quick Facts

Affluent	Loudoun County's per capita and household incomes are the highest in the nation
Availability	Q4 2023
Size	2,000 - 6,000 square feet (Flexible building; patio / outdoor seating available)
Rental Rate	Negotiable

2021 Demographics	1 mile	3 miles	5 miles
 POPULATION	10,588	72,009	135,968
 HOUSEHOLDS	3,136	23,802	46,196
 AVG. HH INCOME	\$177,452	\$172,576	\$171,887
 DAYTIME POPULATION	8,742	67,711	120,537
 TRAFFIC COUNT	76,000 AADT Harry Byrd Hwy	16,005 AADT* Russell Branch Pkwy	

*Sourced from Placer.ai







Interested? Contact:

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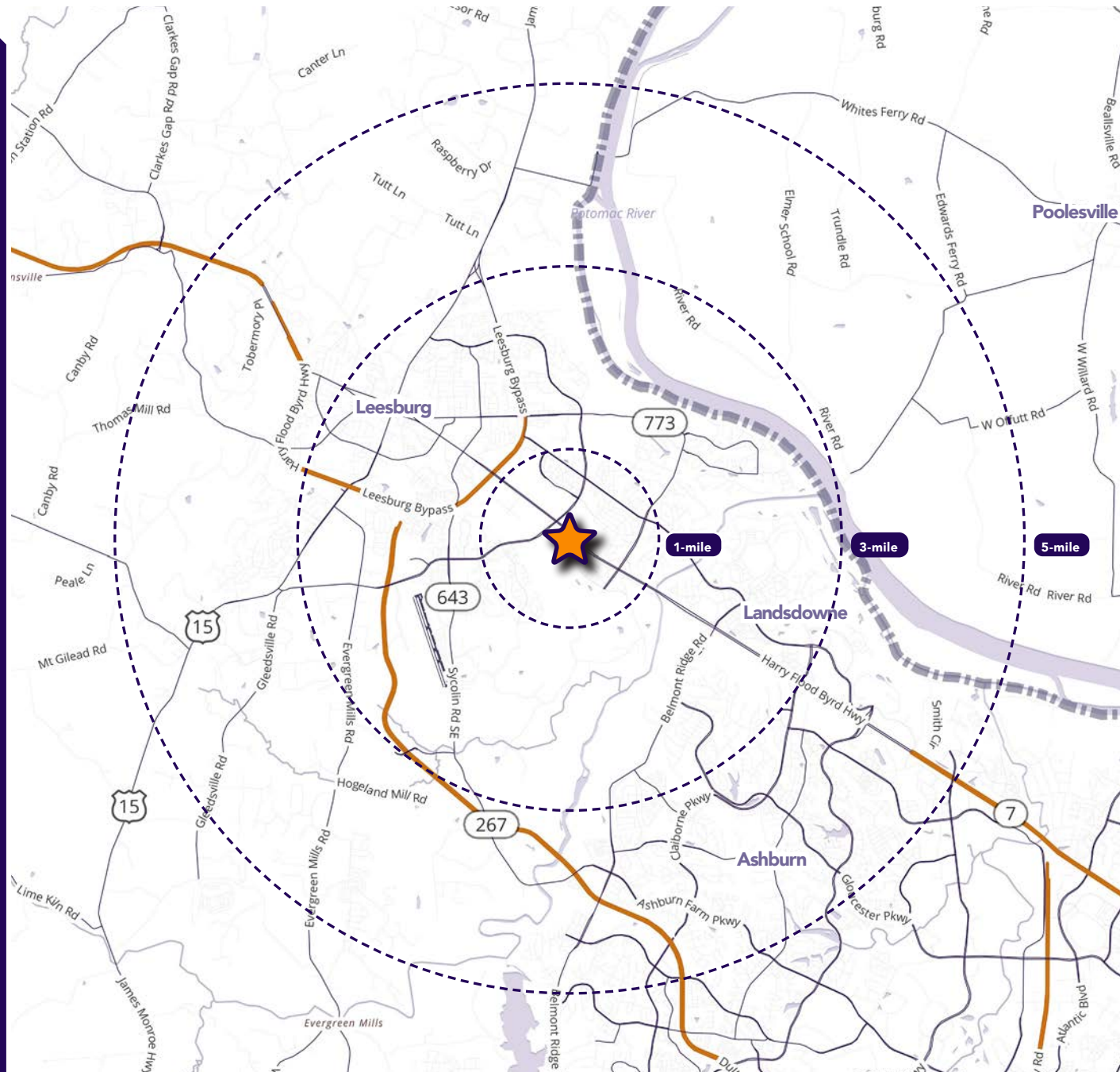
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