

FOR LEASE Available Q1 2024



37 Catoctin Circle SE

Leesburg, VA 20175

Overview

Former community building with over 100 parking spaces, suitable for retail redevelopment with great visibility along Catoctin Circle. The property is adjacent to Virginia Village shopping center, the keystone of Catoctin Circle and King Street; a vibrant, re-energized hub of retail and community activity, minutes from Downtown Leesburg. A wide variety of retail, office, and other uses are permitted for this site.

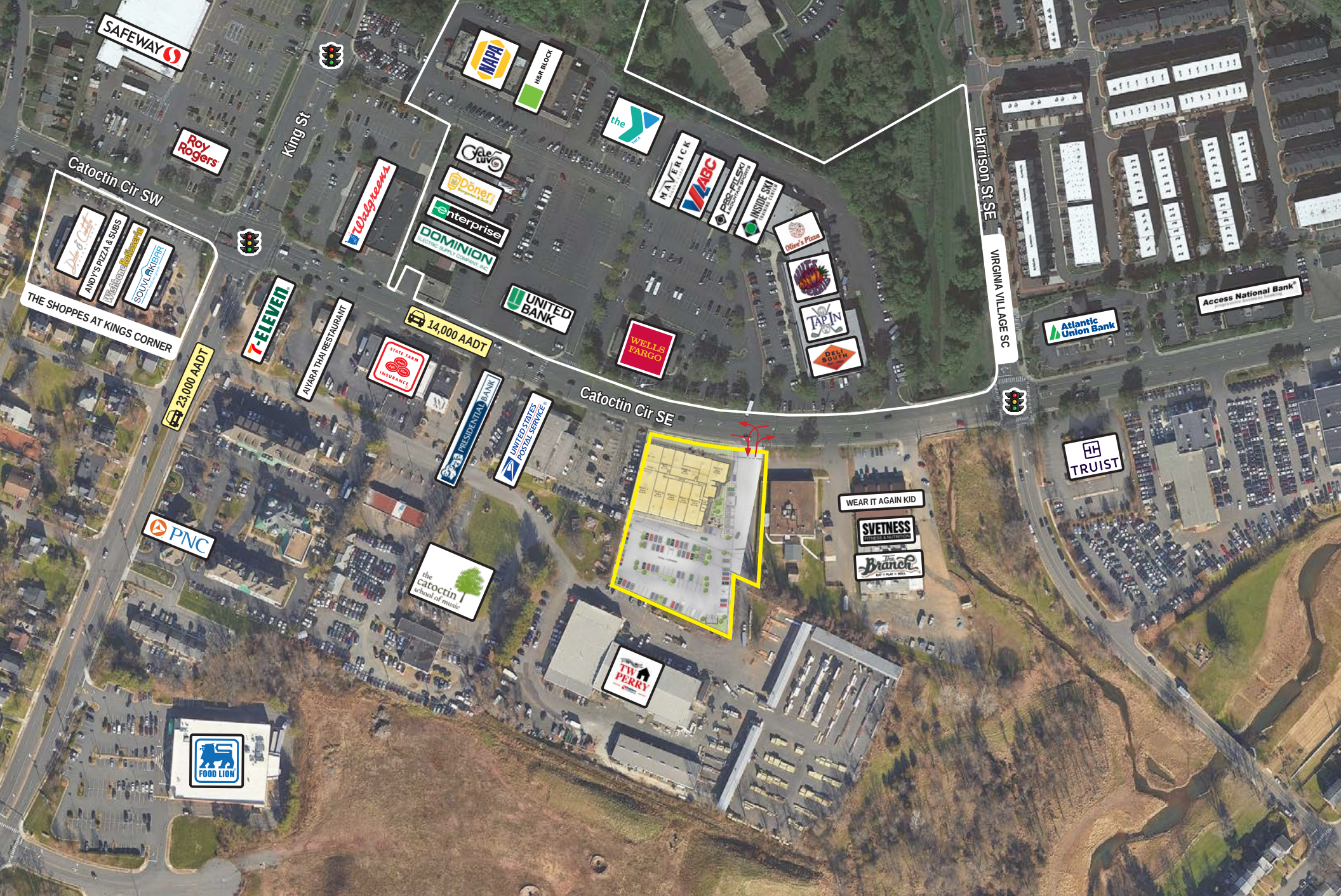
Quick Facts

Availability	Q1 2024
Size	±22,000 square feet (demisable)
Rental Rate	TBD
Net Charges	TBD
Nearby Tenants	SAFeway, Walgreens, Dolce & Cacioppo, Döner, SOUVLAKIBAR, Wishbone Rotisserie

2021 Demographics	1 mile	3 miles	5 miles
POPULATION	13,243	54,433	90,614
HOUSEHOLDS	5,122	18,206	29,887
AVG. HH INCOME	\$122,409	\$152,720	\$179,811
DAYTIME POPULATION	11,765	24,239	34,198
TRAFFIC COUNT	14,000 AADT (Catoctin Circle SE)	23,000 AADT (King Street)	



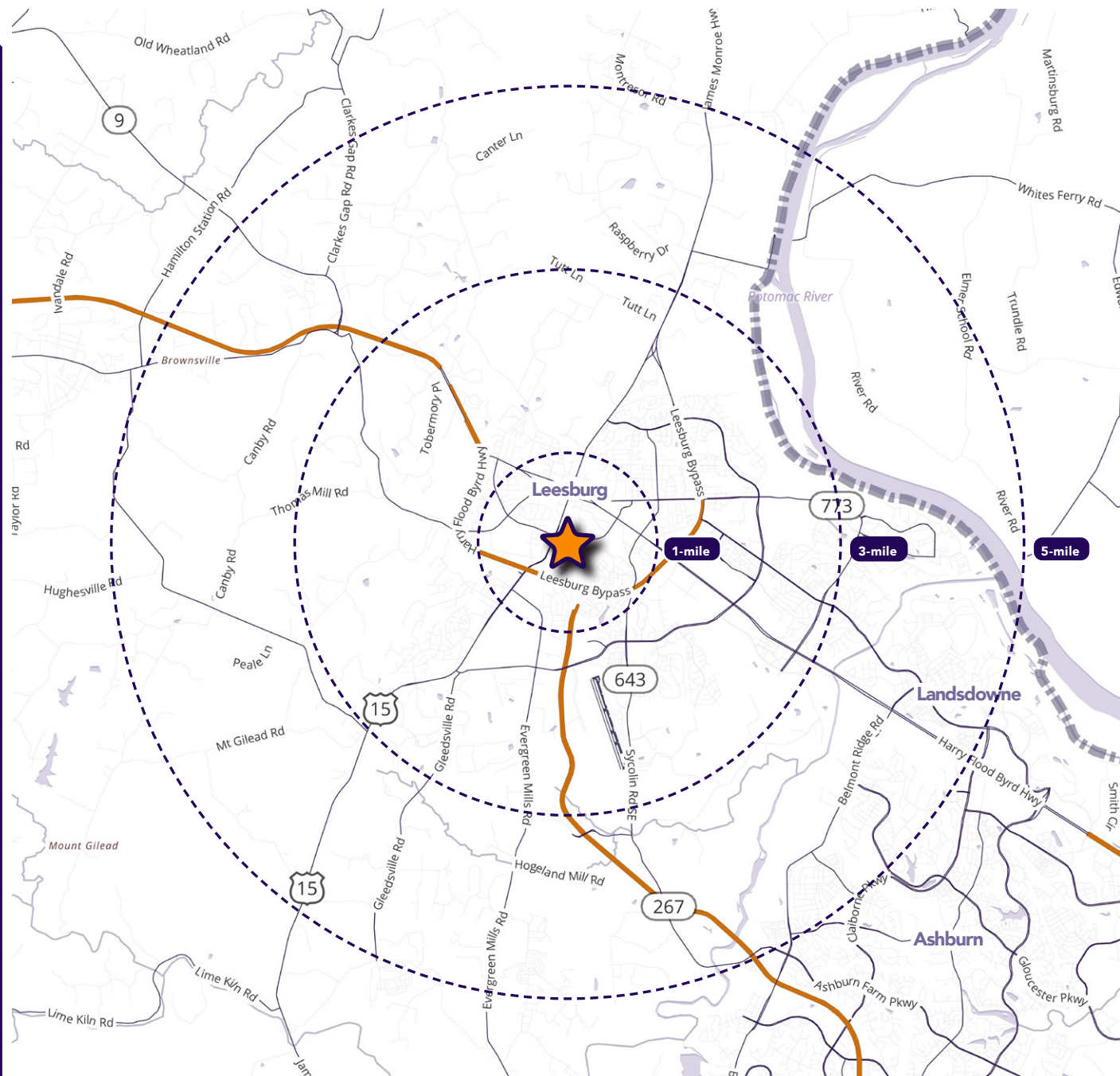








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