



Battlefield S.C.

Leesburg, VA

Washington-Arlington-Alexandria (DC-VA-MD-WV)



Kevin Allen

Leasing Representative

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As of 03/22/24

AERIAL



GROSS LEASABLE AREA (GLA)

317,292 SF

PARKING SPACES

1,392

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Google Earth

DENSITY AERIAL

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■ Available ● Curbside Pick-up

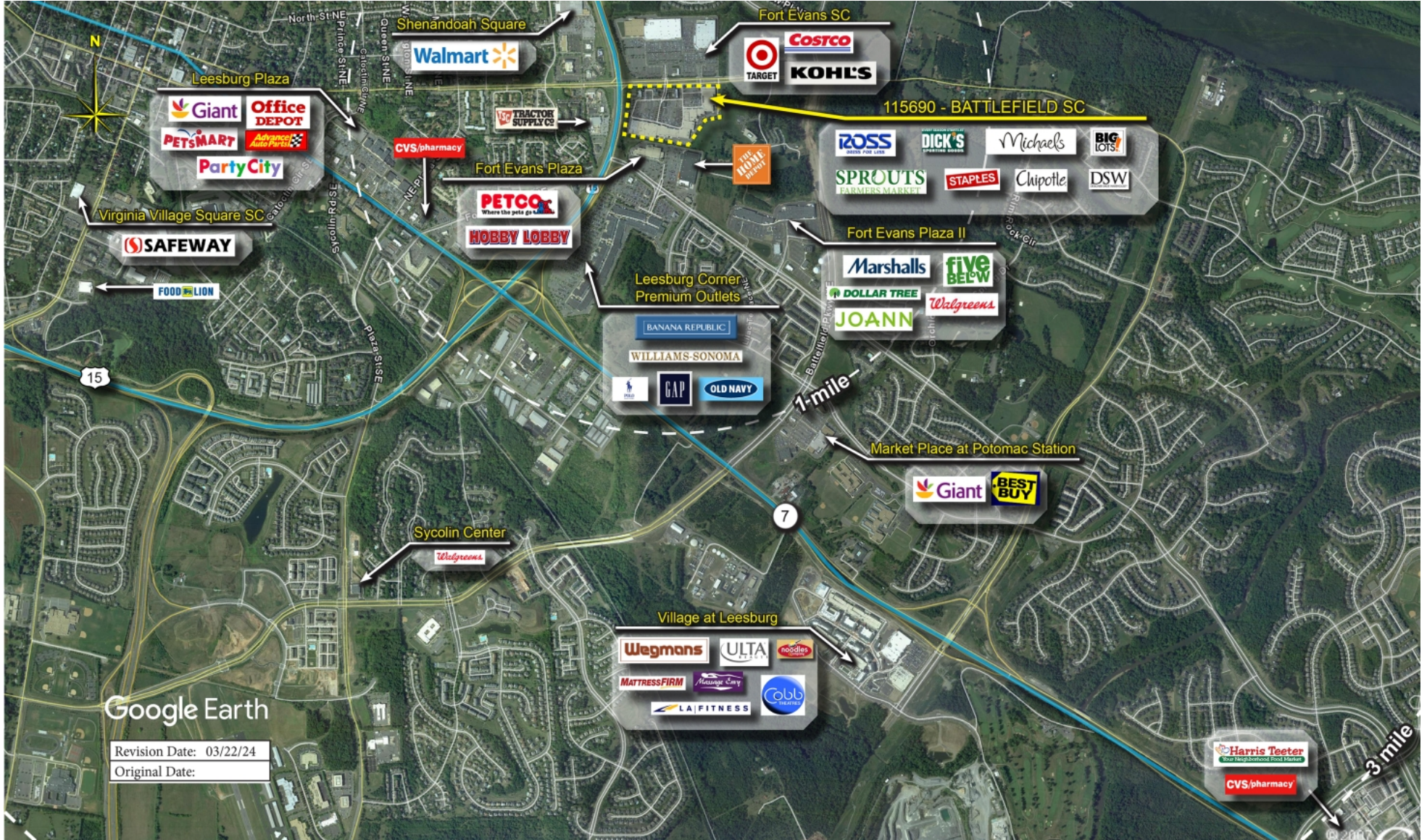


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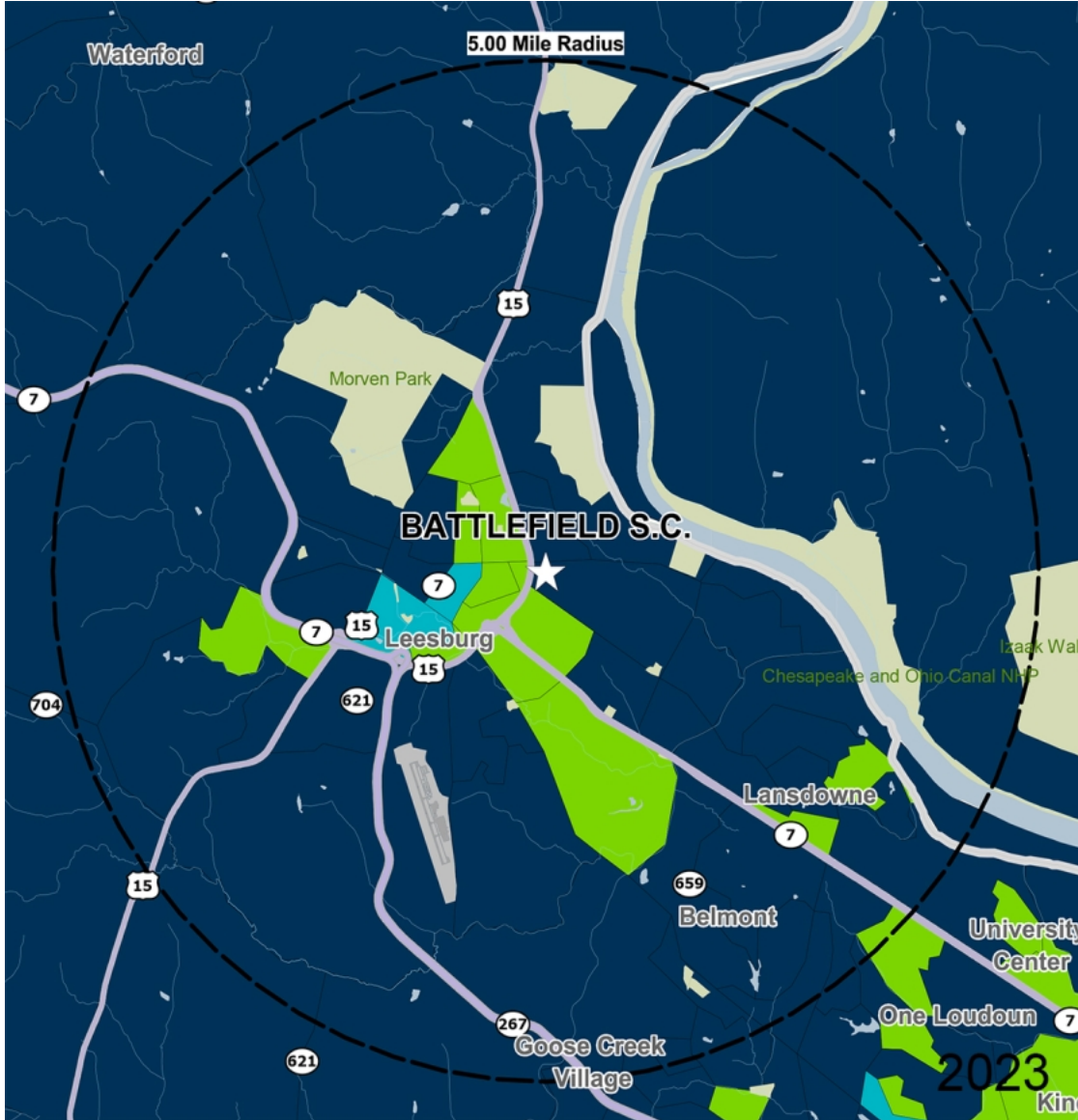
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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Staples	20,388	14 CosmoProf	3,154	29 Dick's Sporting Goods	43,149
2 Michaels	23,753	15 MyEyeDr	1,800	30 Five Guys Burgers and Fries	3,200
3 The Piano Company	4,369	16 Bella Ballerina	1,601	31 Pure Barre	1,600
4 Sprouts Farmers Market	24,770	17 Sally Beauty Supply	1,800	32 Liberty Tax Service	800
4A Boot Barn Western & Work Wear	12,022	18 Sterling Appliances	2,000	33 iFix Cell Phone Repair	810
5 Ross Dress for Less	25,994	19 DiLorenzo Chiropractic	854	34 Milan Laser Hair Removal	1,500
6 Gracie Barra Leesburg	5,062	20 Wingstop	1,800	35 KOVI Asian Street Food Kitchen	1,200
7 Available	4,086	21 Mary's Barber	900	36 Cold Stone Creamery	1,150
8 Available	3,913	22 Total Wine & More	13,050	37 Starbucks Coffee	1,400
9 Available	0	23 LL Flooring	6,949	38 Sunoco	1,872
10 Ledo Pizza	3,240	24 Woodcraft	6,500	39 Truist Bank	4,892
11 Golden China Restaurant	3,371	25 Lili Nails Spa Salon	1,600	40 Sleep Number	5,100
12 Big Lots	12,100	26 Magic Beauty Salon	1,600	41 Chipotle Mexican Grill	2,500
12A Tenant	24,958	27 Battlefield Cleaners	1,660		
13 Sola Salon Studios	10,725	28 DSW Shoe Warehouse	20,000		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



COMPETITION MAP



by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	16,009	60,175	98,230
Daytime Pop	14,807	63,021	104,796
Households	4,969	19,979	33,041
Average HH Income	\$132,046	\$179,669	\$195,229
Median HH Income	\$107,570	\$142,708	\$156,752
Per Capita Income	\$40,992	\$60,155	\$66,044

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$50K - \$75K
- \$100K - \$150K
- \$0K - \$50K
- \$75K - \$100K



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Edwards Ferry Rd. NE & Leesburg Bypass, Leesburg, VA



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