

BATTLEFIELD SHOPPING CENTER

Leesburg Bypass & Edwards Ferry Rd
Leesburg, VA 20176

FOR LEASE
1,200 SF
3,154 SF
3,913 SF
10,000 SF



HIGHLIGHTS:

- A 316,586 SF Regional Shopping Center located in the heart of Leesburg, VA
- Leesburg, County seat of Loudoun County, VA, is one of the fastest growing and most-affluent counties in the US
- Prominent location at the SEC of Route 15 Bypass & Edwards Ferry Rd across from Super Target, Costco and Kohl's
- Join other strong National & Regional Tenants Including:



2017 TRAFFIC COUNTS

Edwards Ferry Rd NE: 14,000 AADT
US Hwy 15: 41,000 AADT



DEMOGRAPHICS*

	1-mile	2-mile	3-mile
Population	18,777	47,006	63,155
Households	5,843	15,192	20,506
Median HH Income	\$94,041	\$112,785	\$122,481

*Demographics are 2017 Estimates © 2017 SITES USA, INC.

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LEESBURG PLAZA

- Giant
- Office DEPOT
- PETSMART
- Advance Auto Parts
- Party City
- GameStop
- BOOKS-A-MILLION
- Pier Imports
- Hair cutters
- GNC
- PEWEE

SHENANDOAH SQUARE

- Walmart

TARGET

- KOHL'S
- COSTCO WHOLESALE

BATTLEFIELD SHOPPING CENTER

- DICK'S SPORTING GOODS
- DSW
- Stain Mart
- STAPLES
- Michaels
- ROSS DRESS FOR LESS
- KIRKLAND'S
- CHIPOTLE MEXICAN GRILL
- BIG LOTS!
- Total Wine & MORE

FORT EVANS PLAZA

- PETCO
- THE HOME DEPOT
- HOBBY LOBBY

FORT EVANS PLAZA II

- Marshalls
- BED BATH & BEYOND
- JO ANN fabric and craft stores
- DOLLAR TREE
- MATTRESS Warehouse
- Walgreens
- FIVE BELOW

HISTORIC DOWNTOWN LEESBURG

VILLAGE SQUARE SHOPPING CENTER

- SAFEWAY

FOOD LION

LEESBURG CORNER PREMIUM OUTLETS

- BANANA REPUBLIC
- ANN TAYLOR FACTORY STORE
- AMERICAN EAGLE OUTFITTERS
- Reebok
- J.CREW
- carter's
- chico's
- kate spade
- OLD NAVY
- PUMA
- GAP
- NIKE
- UNDER ARMOUR
- RESTORATION HARDWARE

POTOMAC STATION

- Giant
- BEST BUY

OAKLAWN
145,000 SF Retail
1.2M SF Office
326 Res Units

SHOPS AT RUSSELL BRANCH

- LOWE'S

VILLAGE AT LEESBURG

- Wegmans
- Cobb
- charlie HARRIS
- ULTA BEAUTY
- Bowlers
- Massage Envy
- ATOMIC
- LAIFITNESS

COMPASS CREEK
2.5M SF Office
550,000 SF Retail
300,000 SF Flex Indus.
150,000 SF Hotel
260,000 SF Other Uses

- Walmart

LEESBURG AIRPORT

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SITE PLAN

