

BATTLEFIELD SHOPPING CENTER

Next
REALTY
MID-ATLANTIC



FOR
LEASE

3,240 SF

36,900 SF
ANCHOR

Leesburg Bypass & Edwards
Ferry Rd Leesburg,
VA 20176

JOIN NATIONAL
TENANTS:

ROSS
DRESS FOR LESS

STAPLES
The Office Superstore

Michaels

DSW

DICK'S
SPORTING GOODS

BIG
LOTS!

WOODCRAFT
Helping You Make Wood Work

Total Wine
& MORE

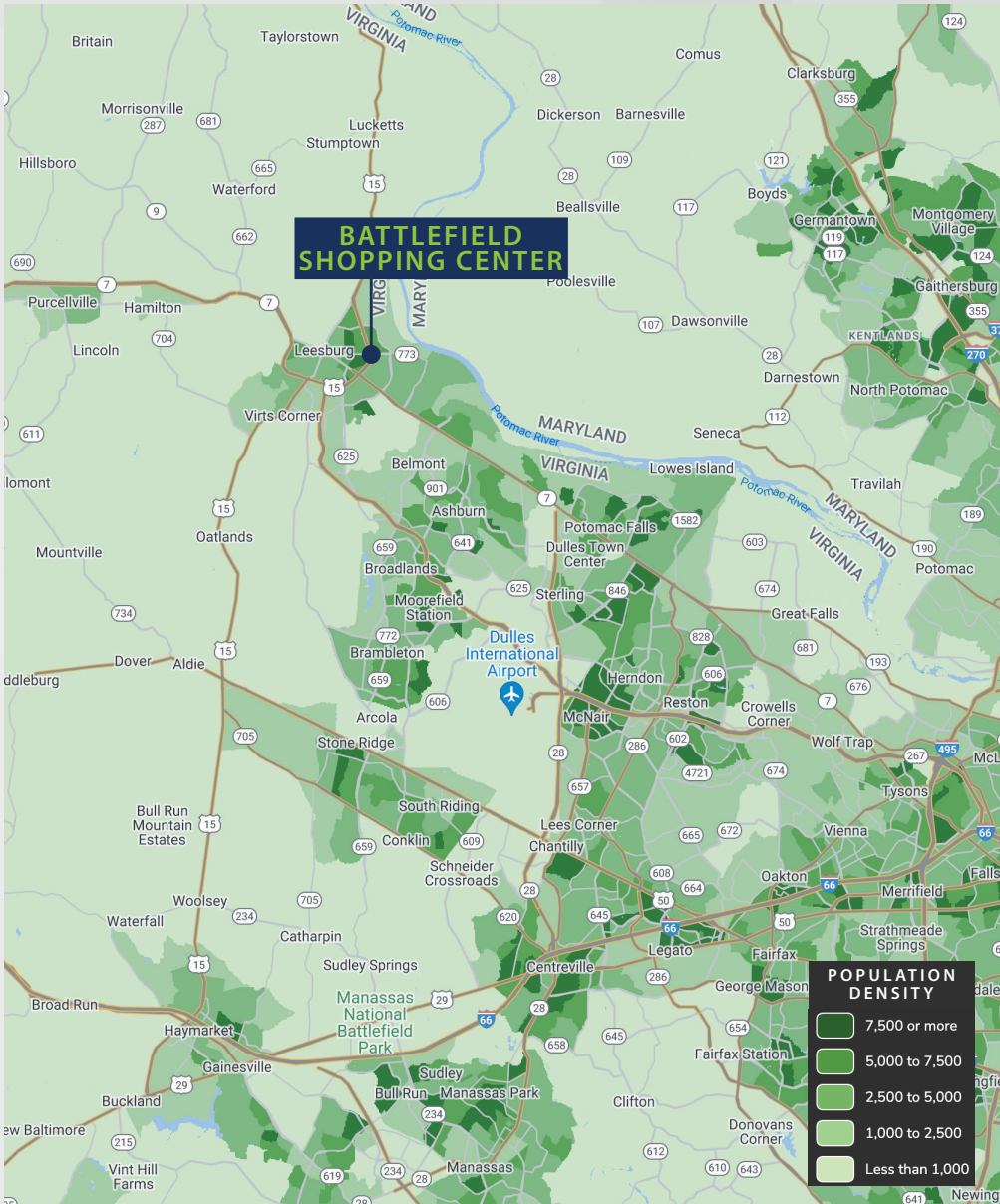
KIMCO
REALTY

INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
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DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
POPULATION 	18,484	66,634	102,275
HOUSEHOLDS 	5,836	21,736	33,884
MEDIAN HH INCOME 	\$99,529	\$138,551	\$150,046

2021 TRAFFIC COUNTS

US HWY 15.....44,534 AADT
 EDWARDS FERRY RD NE....15,502 AADT

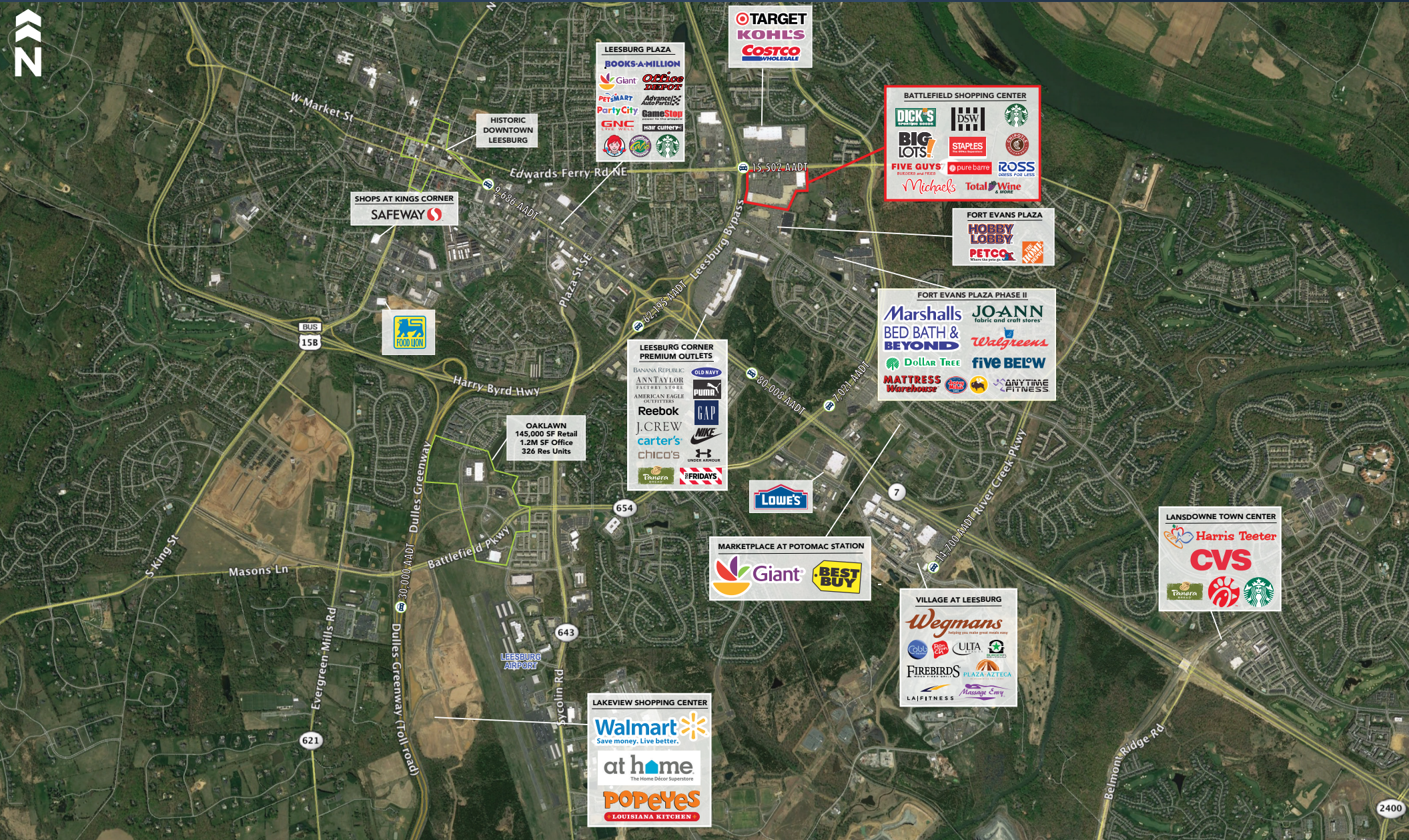
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THE TRADE AREA



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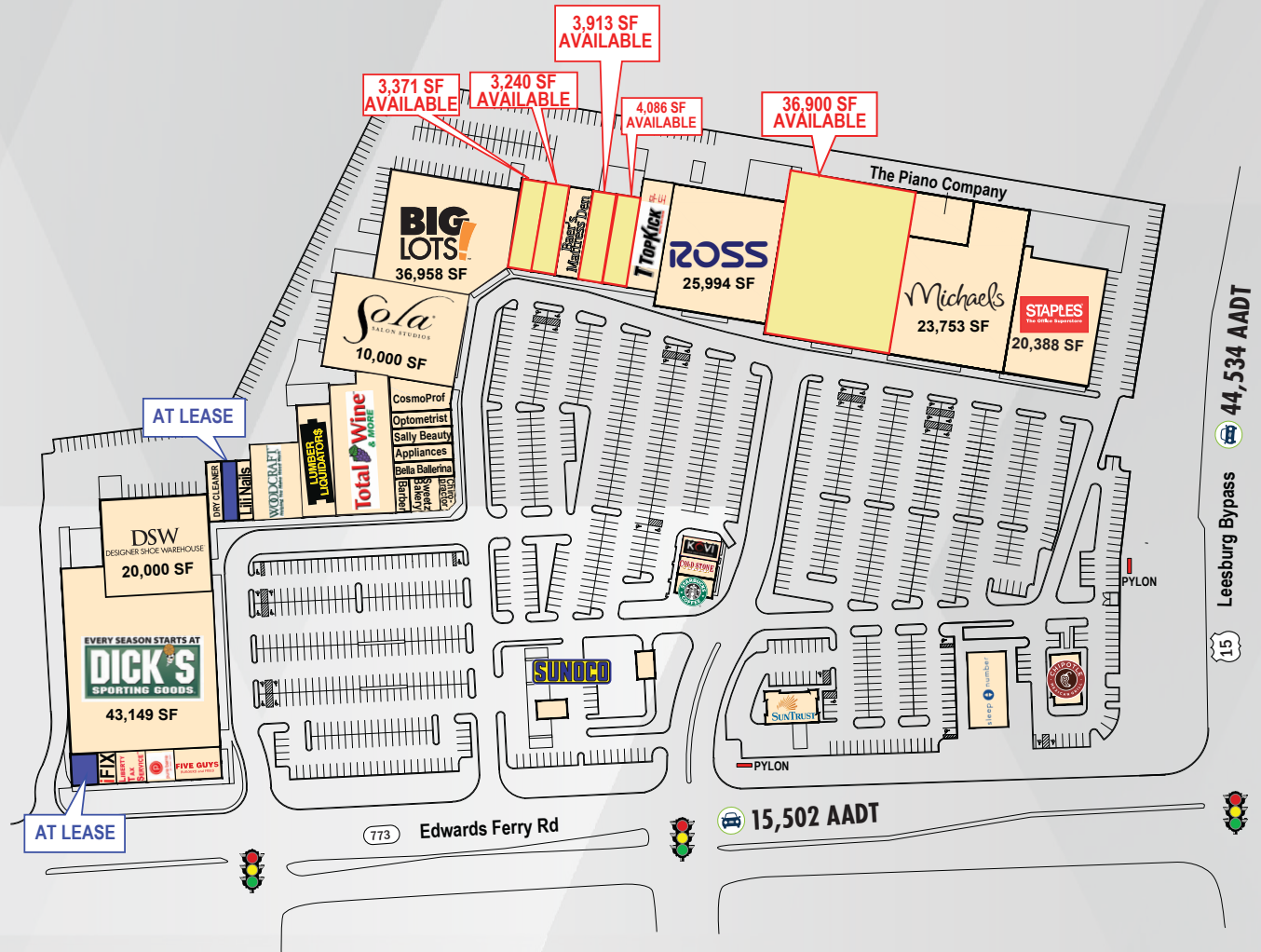
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SITE PLAN

1. Staples	20,388 SF
2. Michaels	23,753 SF
3. The Piano Company	4,369 SF
4. AVAILABLE	36,900 SF
5. Ross Dress for Less	25,994 SF
6. TopKick Martial Arts	5,062 SF
7. AVAILABLE	4,086 SF
8. AVAILABLE	3,913 SF
9. Baer's Mattress Den	4,200 SF
10. AVAILABLE	3,240 SF
11. AVAILABLE	3,371 SF
12. Big Lots	36,958 SF
13. Sola Salon Studios	10,725 SF
14. CosmoProf	3,154 SF
15. MyEyeDr	1,800 SF
16. Bella Ballerina	1,601 SF
17. Sally Beauty	1,800 SF
18. Sterling Appliances	2,000 SF
19. DiLorenzo Chiropractic	854 SF
20. Sweetz Bakery	1,800 SF
21. Mary's Barber	900 SF
22. Total Wine & More	13,050 SF
23. Lumber Liquidators	6,949 SF
24. Woodcraft	6,500 SF
25. Lili Nails Spa Salon	1,600 SF
26. AT LEASE (Former Hair Salon)	1,600 SF
27. Battlefield Cleaners	1,660 SF
28. DSW Shoe Warehouse	20,000 SF
29. Dick's Sporting Goods	43,149 SF
30. Five Guys Burgers and Fries	3,200 SF
31. Pure Barre	1,600 SF
32. Liberty Tax Service	800 SF
33. iFix Cell Phone Repair	810 SF
34. AT LEASE	1,500 SF
35. KOVI Asian Street Food Kitchen	1,200 SF
36. Cold Stone Creamery	1,150 SF
37. Starbucks Coffee	1,400 SF
38. Carroll Petroleum/Sunoco	1,872 SF
39. Truist Bank	4,892 SF
40. Sleep Number	5,100 SF
41. Chipotle Mexican Grill	2,500 SF



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