

BATTLEFIELD SHOPPING CENTER

Next
REALTY
MID-ATLANTIC



**FOR
LEASE**

1,500 - 3,371 SF

**36,958 SF
AVAILABLE**

Leesburg Bypass & Edwards
Ferry Rd Leesburg,
VA 20176

**JOIN NATIONAL
TENANTS:**



INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

MARKET OVERVIEW

PROPERTY 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

1 MILE SNAPSHOT



18,484
Population



\$99,529
Median Household Income



\$542,363
Owner Occupied Median Home Value



47.2%
People with a Bachelor Degree or Higher



845
Total Businesses



8,012
Employees

DEMOGRAPHICS*



	1-mile	3-miles	5-miles
Population	18,484	66,634	102,275
Households	5,836	21,736	33,884
Median HH Income	\$99,529	\$138,551	\$150,046
Daytime Population	11,007	41,251	61,300

*Demographics are 2022 Estimates © 2023 SITES USA, Inc.

TRAFFIC COUNTS



44,534 AADT
US Hwy 15

15,502 AADT
Edwards Ferry Rd NE

2022 Traffic Counts

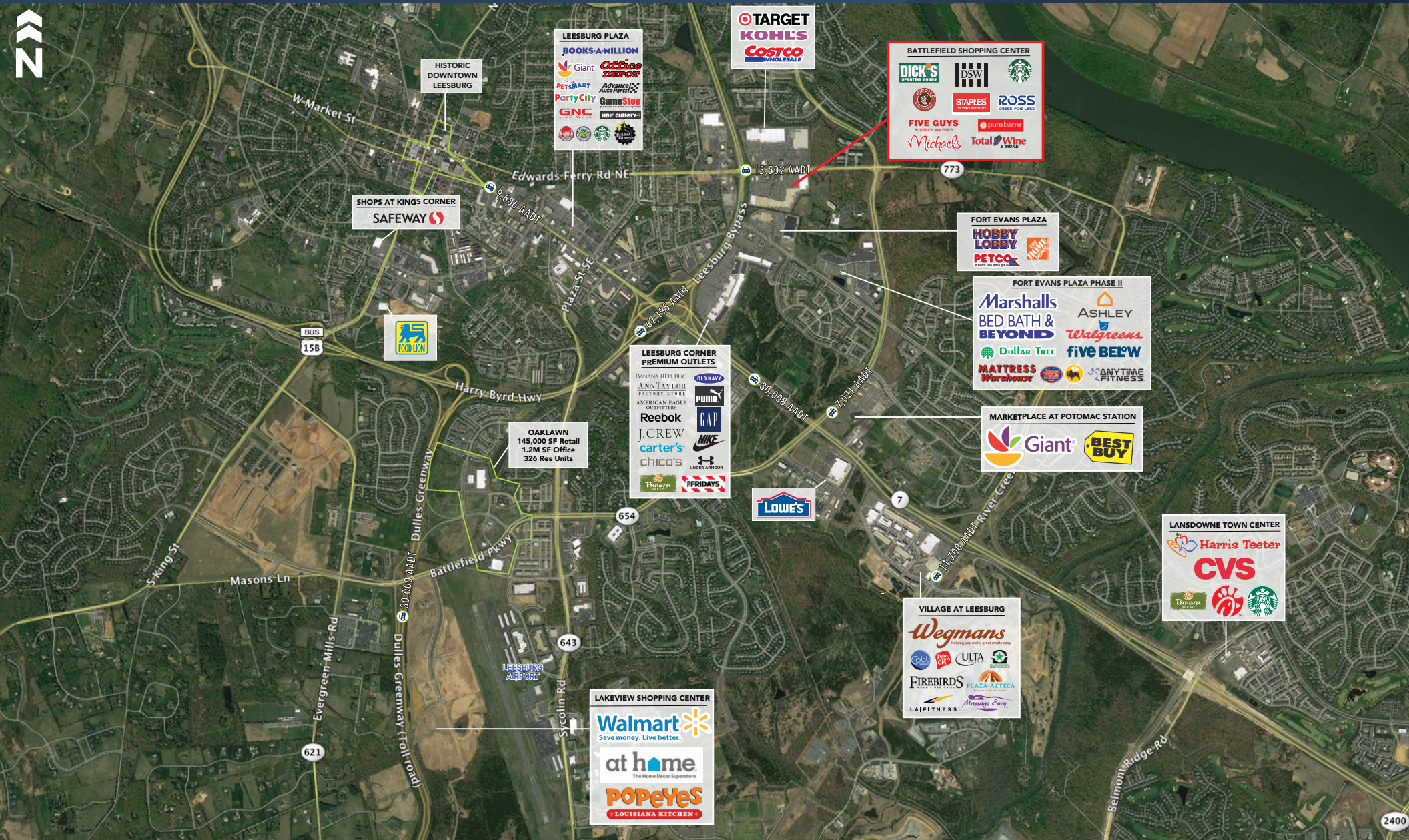
INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

Next
REALTY
MID-ATLANTIC

<<< THE TRADE AREA >>>



INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834



<< SITE PLAN >>

1. Staples	20,388 SF
2. Michaels	23,753 SF
3. The Piano Company	4,369 SF
4. AT LEASE	36,900 SF
5. Ross Dress for Less	25,994 SF
6. Gracie Barra Jiu-Jitsu	5,062 SF
7. AT LEASE	4,086 SF
8. AT LEASE	3,913 SF
9. AT LEASE	4,200 SF
10. Ledo Pizza	3,240 SF
11. AVAILABLE	3,371 SF
12. AVAILABLE	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. AVAILABLE	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. Magic Beauty 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. AVAILABLE	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



INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834



<< BATTLEFIELD SHOPPING CENTER >>

LOOKING FOR MORE INFORMATION?
CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834