

BATTLEFIELD SHOPPING CENTER

Leesburg Bypass & Edwards Ferry Rd
Leesburg, VA 20176

**RETAIL SPACE
for LEASE**

AVAILABLE

- 1,660 SF
- 3,154 SF
- 3,913 SF



LAST SPACES REMAINING!



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:



DEMOGRAPHICS*

	1-mile	3-mile	5-mile
Population	17,712	60,009	92,554
Households	5,569	19,367	30,139
Median Household Income	\$84,309	\$109,622	\$118,303

For More Information, Please Contact:

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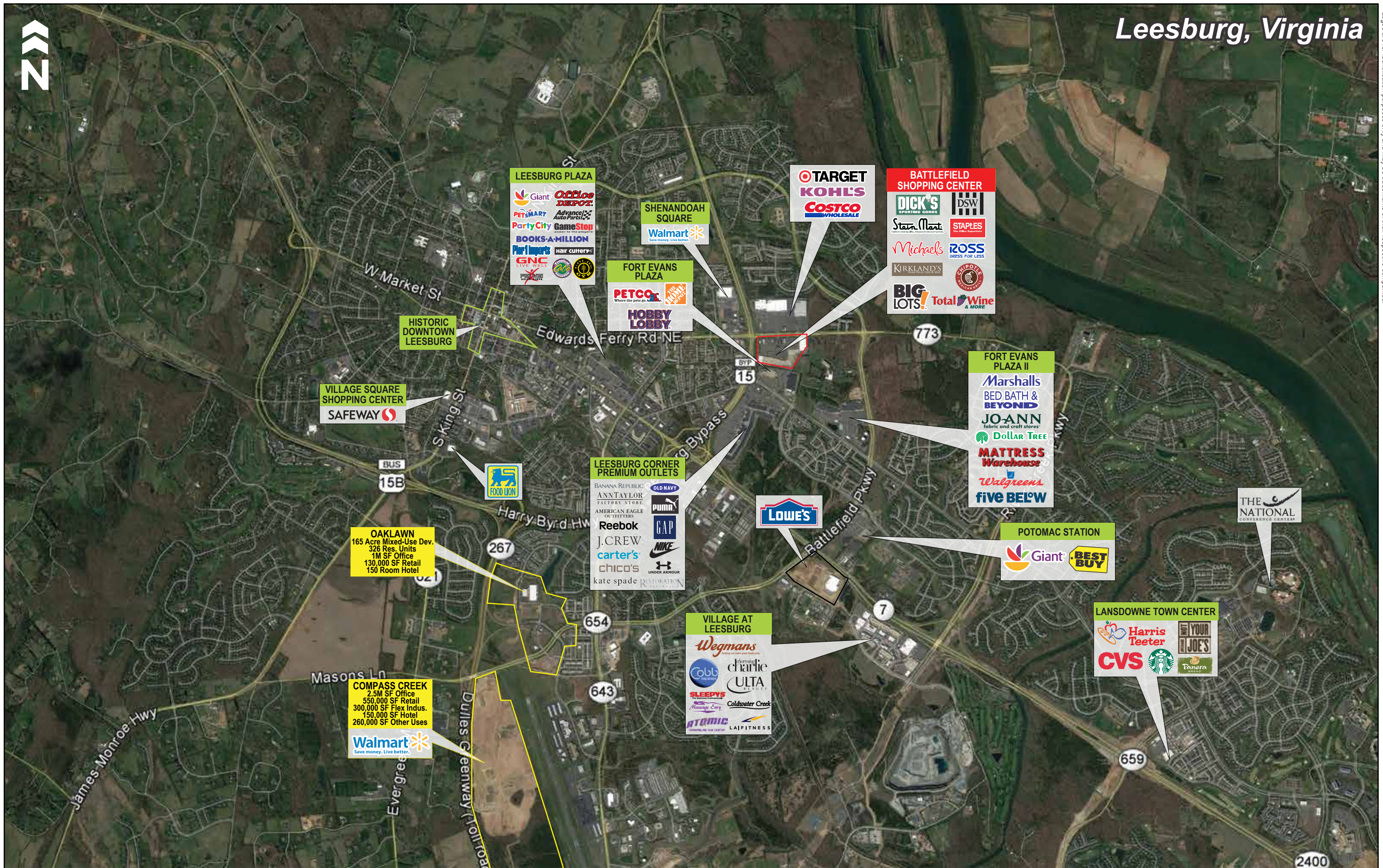
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Leesburg, Virginia

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LEESBURG PLAZA

- Giant
- Office DEPOT
- PETSMART
- Advance Auto Parts
- Party City
- GameStop
- BOOKS-A-MILLION
- Planet Imports
- Hair Cutter
- GNC
- LIVE WELL

SHENANDOAH SQUARE

- Walmart

FORT EVANS PLAZA

- PETCO
- HOBBY LOBBY

TARGET

- KOHL'S
- COSTCO WHOLESALE

BATTLEFIELD SHOPPING CENTER

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

VILLAGE SQUARE SHOPPING CENTER

- SAFEWAY

HISTORIC DOWNTOWN LEESBURG

FORT EVANS PLAZA II

- Marshalls
- BED BATH & BEYOND
- JO-ANN fabric and craft stores
- Dollar Tree
- MATTRESS Warehouse
- Walgreens
- five BELOW

OAKLAWN
165 Acre Mixed-Use Dev.
326 Res. Units
1M SF Office
130,000 SF Retail
150 Room Hotel

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

LOWE'S

POTOMAC STATION

- Giant
- BEST BUY

THE NATIONAL CONFERENCE CENTER

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

VILLAGE AT LEESBURG

- Wegmans
- Cobb
- charlie ULTA BEAUTY
- SLEEPY'S
- Massage Envy
- Coldwater Creek
- ATOMIC
- LAIFITNESS

LANSDOWNE TOWN CENTER

- Harris Teeter
- CVS
- Starbucks
- YOUR JOE'S
- Panera

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SITE PLAN

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