

49 CATOCTIN CIRCLE SE
LEESBURG, VA

RAPPAPORT



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Surrounded by the highly educated, high-income residential neighborhoods of Leesburg, Virginia, 49 Catoctin Circle Southeast provides ample visibility and access to the new and established residential developments in the Crescent District. Within walking distance to historic downtown Leesburg and plenty of surface parking, this 3.8-acre retail opportunity delivers convenience and stress-free shopping to the residents, professionals and commuters passing by.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	15,762	63,840	95,447
 DAYTIME POPULATION	11,596	27,133	33,956
 HOUSEHOLD INCOME	\$114,970	\$141,712	\$167,821
 TRAFFIC COUNTS	16,640 on Catoctin Circle SE		

AREA RETAILERS



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SITE PLAN

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