



**VILLAGE AT LEESBURG** |  
**Leesburg, VA**



# Leesburg, VA

Village at Leesburg is a 1.2 million square foot mixed-use, Wegman's anchored, main street style center with Class-A offices and luxury apartments. This unique live-work-play combination makes Village at Leesburg the destination of choice for retailers seeking locations in the Northern Virginia suburban market.

## 2024 Demographics

	1 mi.	3 mi.	5 mi.
Population	9,513	69,573	133,367
Daytime Population	2,785	33,620	50,276
Household Income	\$148,121	\$145,255	\$133,367
Traffic Counts	78,000 on Route 7		

## Co-Tenants

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## The Area

- Located with direct access from Linton Hall Road, which sees 19,000 vehicles per day, and is bordered by Nokesville, Linton Hall, and Vint Hill Roads.
- Across from over 900 new homes complete and under development
- Over 3,700 residential units in the immediate trade area
- Within close proximity to the 1,500-acre Innovation Park, with 2.1M SF of office and technology space currently developed
- Area retailers include Harris Teeter, Target, Safeway, and PetSmart



# Site Plan

● Space Available





# Tenant List

A	142,692 SF	Wegmans
B-100	1,288 SF	Sylvan Learning Center
B-115	4,050 SF	Playful Pack
B-120	5,214 SF	Plaza Azteca
B-130	2,474 SF	BurgerFI
BB	63,654 SF	Cobb Theaters
BB-102	4,165 SF	Victory Martial Arts
BB-120	5,395 SF	Wild Wood Pizza
BB-130	1,607 SF	Available
BB-132	2,904 SF	5 Tara Indian Cuisine
BB-300	6,470 SF	Available
C-100	1,008 SF	Rita's Italian Ice
C-110	798 SF	Premier Promotional Products, Inc.
C-115	11,101 SF	Available
C-125	12,892 SF	Available
C-130	10,537 SF	ULTA Beauty
C-135	1,810 SF	Marine Corps Career Center
D-100	3,090 SF	AT&T
D-110	16,653 SF	Atomic Trampoline Fun Center
D-119	1,200 SF	Body Brite
D-120	1,200 SF	Fractured Prune
D-121	914 SF	Bubbleology
D-122	2,070 SF	Rocket Fizz
D-123	9,015 SF	Altar'd State
D-125	904 SF	Available
D-130	911 SF	Salon Montage

E-100	21,564 SF	Bowlero
E-115	8,898 SF	ChefScape
E-125	3,471 SF	Available
E-130	2,417 SF	Advanced Dental
F-100	5,767 SF	Available
F-104	6,004 SF	Plow & Hearth
F-108	2,277 SF	Flame Kabob
G-112	2,177 SF	Available
G-116	2,135 SF	AR Workshop Loudoun
G-117	2,135 SF	PAINT Nail Bar
G-120	2,136 SF	Potomac River Running
G-122	1,654 SF	Bean Bar
G-124	3,254 SF	Sweet & Sassy
H-100	5,283 SF	Charles Schwab
H-108	2,800 SF	Dog Krazy
H-112	3,396 SF	Filly Frocks
H-114	2,428 SF	Under the Olive Tree
H-116	5,550 SF	The Woodhouse Day Spa
J-100	3,266 SF	Vino Bistro
J-104	6,505 SF	Travinia Italian Kitchen
J-108	2,864 SF	The Conche
J-116	7,990 SF	Spokes, Etc.
K-100	5,826 SF	Firebirds
K-104	1,609 SF	Afi's Jewelers
K-106	2,409 SF	Bonchon
K-108	1,462 SF	Noku Sushi & Grill

L-112	2,730 SF	Noodles & Company
L-116	1,692 SF	European Wax Center
L-118	1,298 SF	Available
L-120	1,248 SF	Katie's Nail Spa
L-124	3,952 SF	VisionWorks
M-100	4,475 SF	Villa Montessori Preschool
M-105	5,770 SF	Eggspectation
M-110	2,956 SF	Available
M-115	1,529 SF	Available
N-100	3,002 SF	Massage Envy
N-110	5,305 SF	The Mattress Firm
N-115	3,806 SF	Verizon Wireless
P-100	1,788 SF	G5 salon
P-110	860 SF	White & Ivory Diamonds, Fine Jewelery
P-115	1,165 SF	uBreakiFix
P-118	1,165 SF	Hair Cuttery
P-120	2,255 SF	Johnson Fitness & Wellness
P-125	1,841 SF	Available
P-130	3,600 SF	Neibauer Dental Care
P-135	1,043 SF	Available
Q-100	4,444 SF	Leesburg Family Smiles
Q-105	2,623 SF	Banfield Pet Hospital
Q-110	6,022 SF	Orvis
Y	4,615 SF	Wells Fargo
Z	45,000 SF	LA Fitness

# The Property



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