

FORT EVANS PLAZA

Next[®]
REALTY
MID-ATLANTIC



**FOR
LEASE**

12,000 SF
2,400 SF
AVAILABLE

240 Fort Evans RD NE
Leesburg, VA 20176

JOIN NATIONAL
TENANTS:

**HOBBY
LOBBY**



**MATTRESS
FIRM**

PLAZA OWNED BY:



CONTACT:

SAM POZEZ:
SPOZEZ@UNIWESTCO.COM
703.698.4028

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

MARKET OVERVIEW

PROPERTY HIGHLIGHTS

- 14,400 sf of contiguous Junior Anchor space AVAILABLE
- Located among established retailers, with anchors such as The Home Depot, Hobby Lobby, Pizza Hut, and Mattres Firm
- Conveniently situated directly across from the Leesburg Corner Premium Outlets, Loudoun County's upscale outlet center
- Excellent visibility from Fort Evans Road and Route 15 Bypass with prominent building signage
- Leesburg is the county seat of Loudoun County – the 2nd fastest growing county and most affluent county in the United States (Source: U.S. Census Bureau).
- Approximately 45,908 vehicles per day pass by the the Shopping Center (at the intersection of Fort Evans Road and Route 15)
- Leesburg DMV opened November 2022
- 113 room Home 2 Suites by Hilton on adjacent property

1 MILE SNAPSHOT



14,437
Population



\$145,572
Median Household
Income



\$614,226
Owner Occupied
Median Home Value



53.3%
People with a Bachelor
Degree or Higher



789
Total Businesses



7,007
Employees

DEMOGRAPHICS*



Population

1-mile 3-miles 5-miles

14,437 62,965 105,512

Households

4,473 21,481 37,080

Median HH Income

\$145,572 \$168,272 \$177,422

Total Businesses

789 3,517 5,446

TRAFFIC COUNTS



35,792 AADT
Fort Evans Rd

60,312 AADT
US HWY15

CONTACT:

SAM POZEZ:
SPOZEZ@UNIWESTCO.COM
703.698.4028

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

Next
REALTY
MID-ATLANTIC

THE TRADE AREA



CONTACT:

SAM POZEZ:
SPOZEZ@UNIWESTCO.COM
703.698.4028

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

Next
REALTY
MID-ATLANTIC

SITE PLAN

A.	El Ranchero	3,400 SF
B.	FOR LEASE	2,400 SF
C.	FOR LEASE	12,000 SF
D.	Dentist	3,600 SF
E.	Hobby Lobby	45,000 SF
F.	Mattress Firm	6,000 SF
G.	PAD	
1.	Pizza Hut	1,460 SF
2.	Cleaners	1,400 SF
3.	Inova Go Health	2,450 SF
4.	ACE Vacuum	1,130 SF
5.	Nails and Spa Day	1,860 SF



CONTACT: SAM POZEZ:
SPOZEZ@UNIWESTCO.COM
703.698.4028

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

Next
REALTY
MID-ATLANTIC



FORT EVANS PLAZA

LOOKING FOR MORE
INFORMATION? CONTACT:

SAM POZEZ:
SPOZEZ@UNIWESTCO.COM
703.698.4028

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834