

BATTLEFIELD SHOPPING CENTER

Next[®]
REALTY
MID-ATLANTIC



FOR
LEASE

810 & 3,371 SF
AVAILABLE

JOIN NATIONAL
TENANTS:

ROSS
DRESS FOR LESS

STAPLES
The Office Superstore

Michaels

DSW

DICK'S
SPORTING GOODS

Total Wine
& MORE

BOOT
BARN

SPROUTS
FARMERS MARKET

Leesburg Bypass & Edwards Ferry Rd
Leesburg, VA 20176

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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

DEMOGRAPHICS



	1-mile	3-miles	5-miles
Population	15,826	61,001	97,294
Households	5,024	20,891	33,893
Median HH Income	\$122,089	\$164,999	\$180,012
Daytime Population	9,765	38,671	57,204

TRAFFIC COUNTS



45,739 AADT
US Hwy 15

26,375 AADT
Edwards Ferry Rd NE

1 MILE SNAPSHOT



15,826
Population



\$122,089
Median Household
Income



\$545,003
Owner Occupied
Median Home Value



45.2%
People with a Bachelor's
Degree or Higher



835
Total Businesses



7,072
Employees

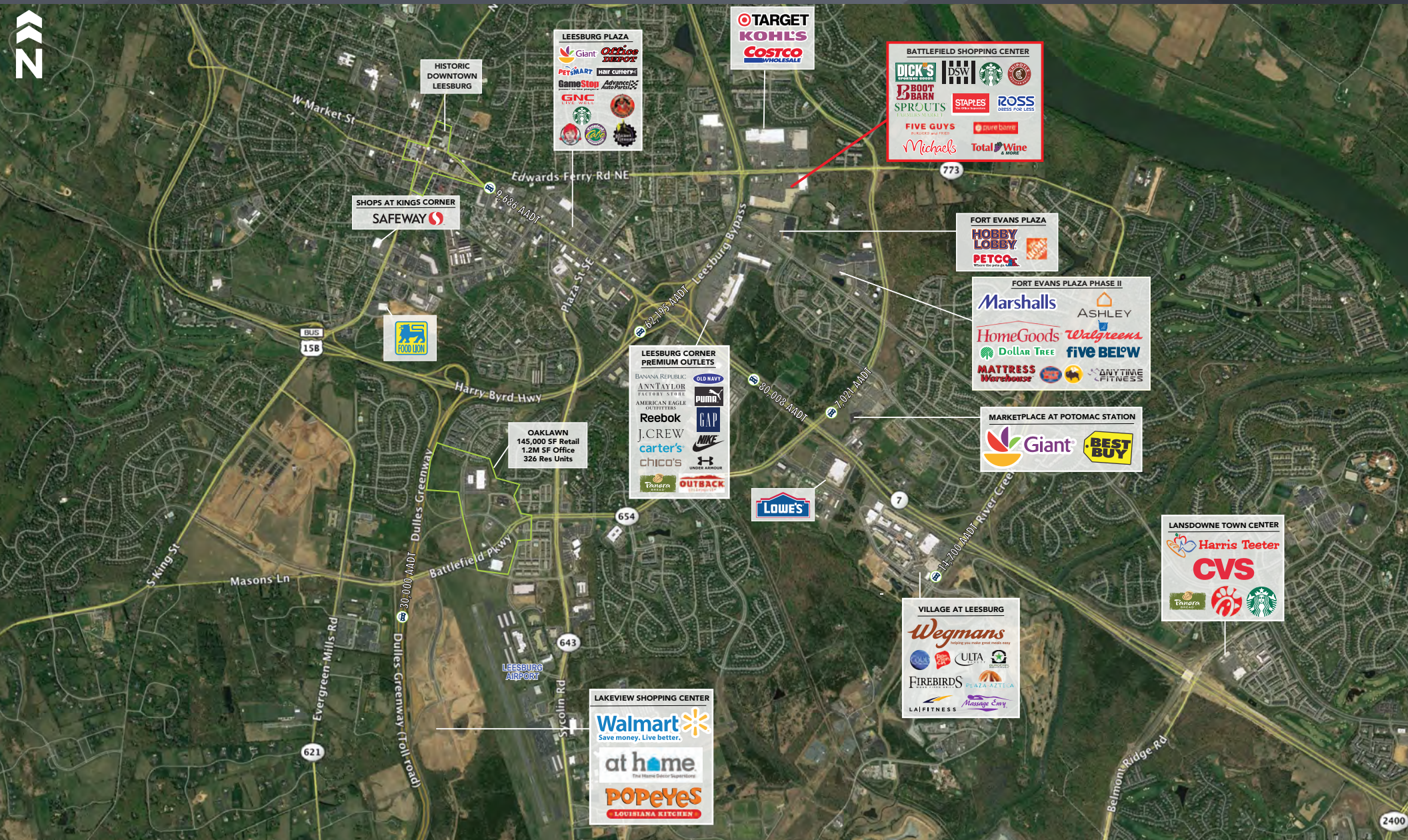
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THE TRADE AREA



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1. Staples	20,388 SF
2. Michaels	23,753 SF
3. The Piano Company	4,369 SF
4. Sprouts Farmers Market	24,770 SF
4A. Boot Barn Western & Work Wear	12,022 SF
5. Ross Dress for Less	25,994 SF
6. Gracie Barra Jiu-Jitsu	5,062 SF
7. Petco	4,086 SF
8. Petco	3,913 SF
9. Petco	4,200 SF
10. Ledos Pizza	3,240 SF
11. FOR LEASE	3,371 SF
12A. Burlington	24,958 SF
12. Dollar Tree	12,100 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. Wing Stop	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. AT LEASE	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. FOR LEASE	810 SF
34. Milan Laser	1,500 SF
35. Quickway	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



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