



# Tollhouse Center

305 E Market Street, Leesburg, VA 20176

**Retail Space For Lease**

**RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

29,352 SF

### AVAILABILITY

1,367 SF  
(2nd generation hair salon)  
2,400 SF

### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMP

1 mile	17,568	\$122,976	12,342
3 mile	57,105	\$173,946	27,412
5 mile	86,894	\$187,673	34,383



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Great visibility on Rt. 7 (14,031 VPD). Right on the edge of the Historic District, in the heart of Leesburg. This center has beloved local tenants that are some of Leesburg's staples.

### JOIN THESE OTHER GREAT TOLLHOUSE RETAILERS:



Twice is Nice



[Click For Street View](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)

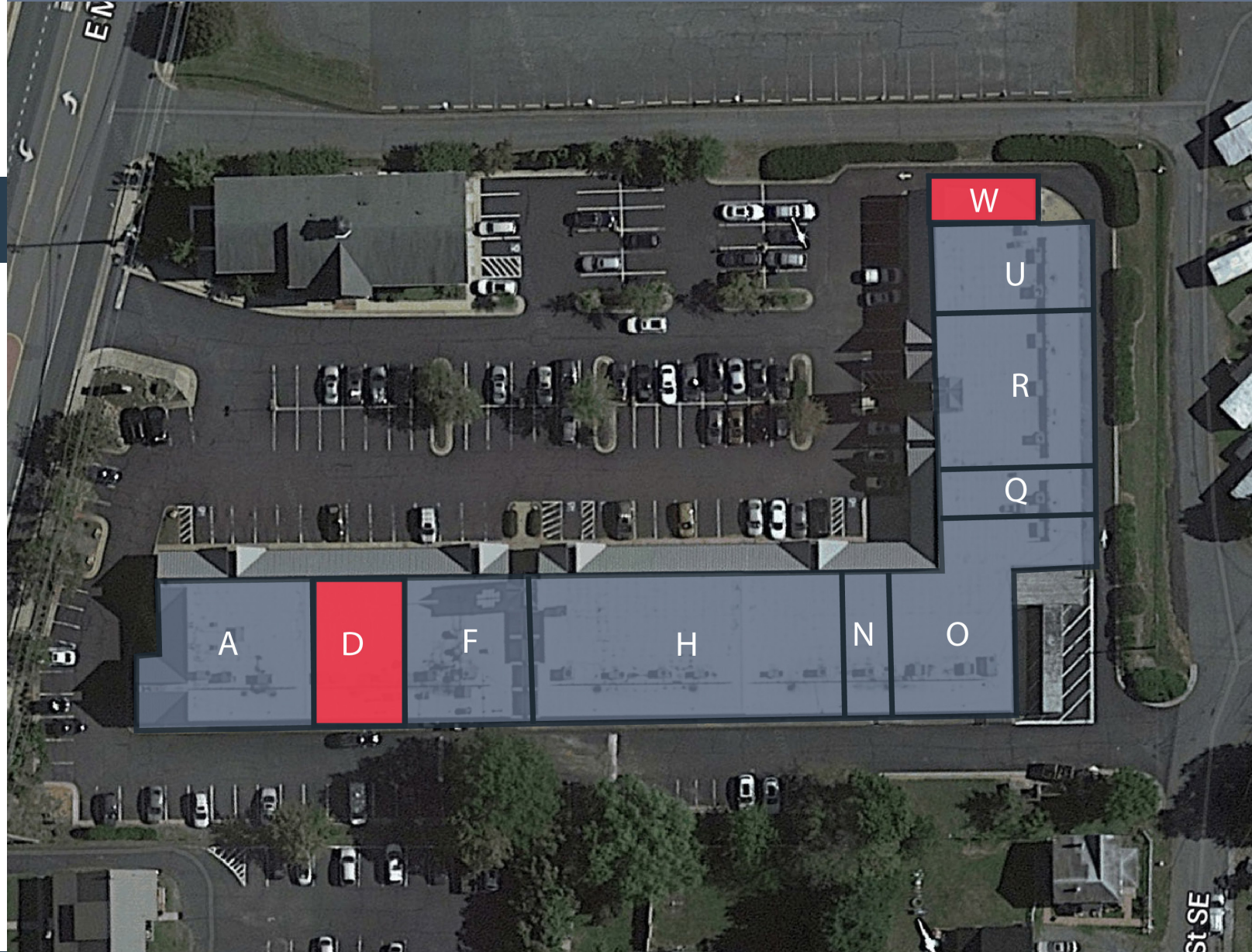


# Leasing Plan

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## Tenants

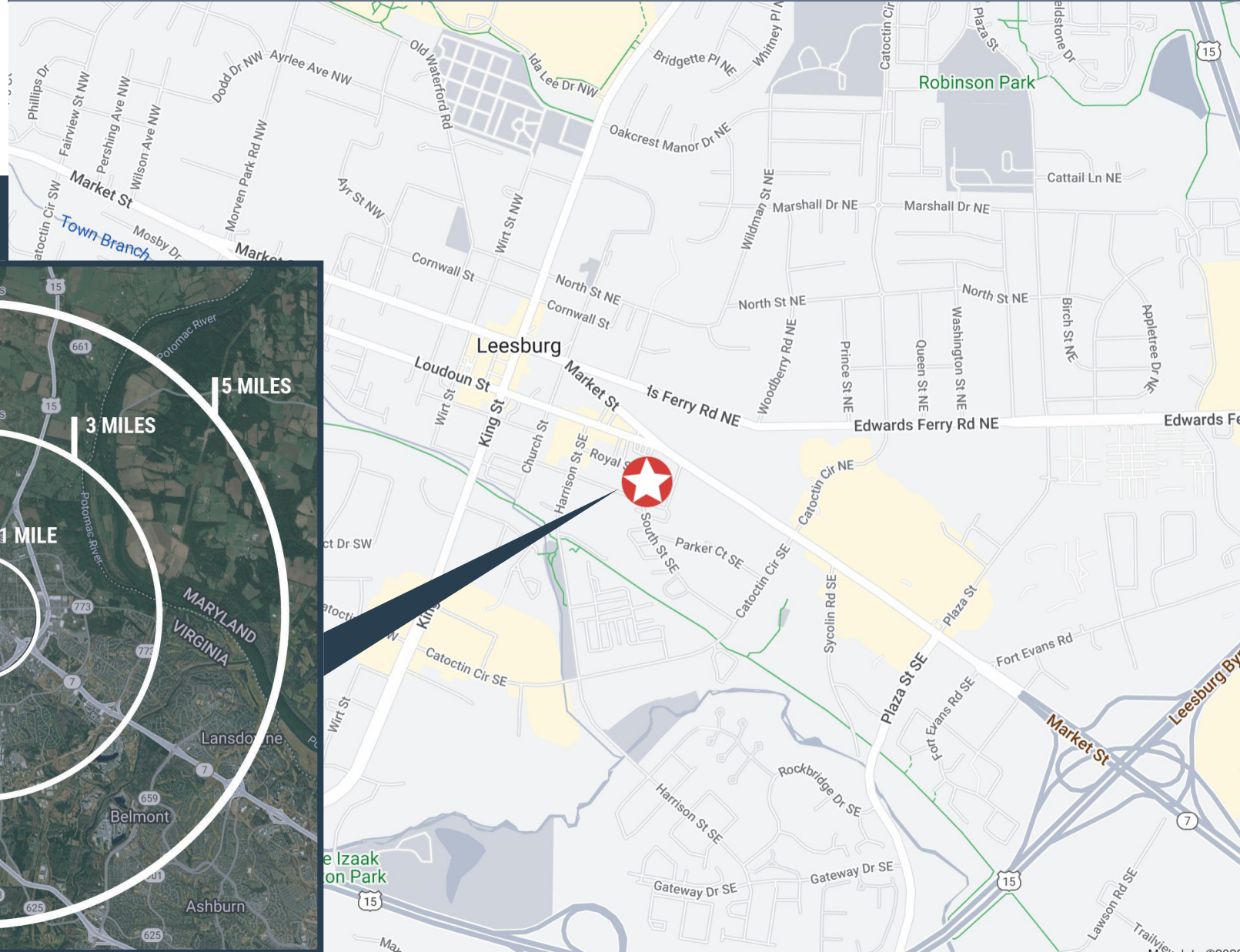
Unit	Tenant	SF
A	Dog School	3,785
D	Available	2,400
F	La Villa Roma	2,585
H	The Loudoun School of Ballet	7,385
M	Barre & Pointe	1,200
O	Livwell Organic Market	3,540
Q	Happy Nails Salon	1,400
R	Twice is Nice	4,000
U	Evolution Paint Company Benjamin Moore	1,690
W	Available (2nd generation hair salon)	1,367
<b>Total</b>		<b>29,352</b>



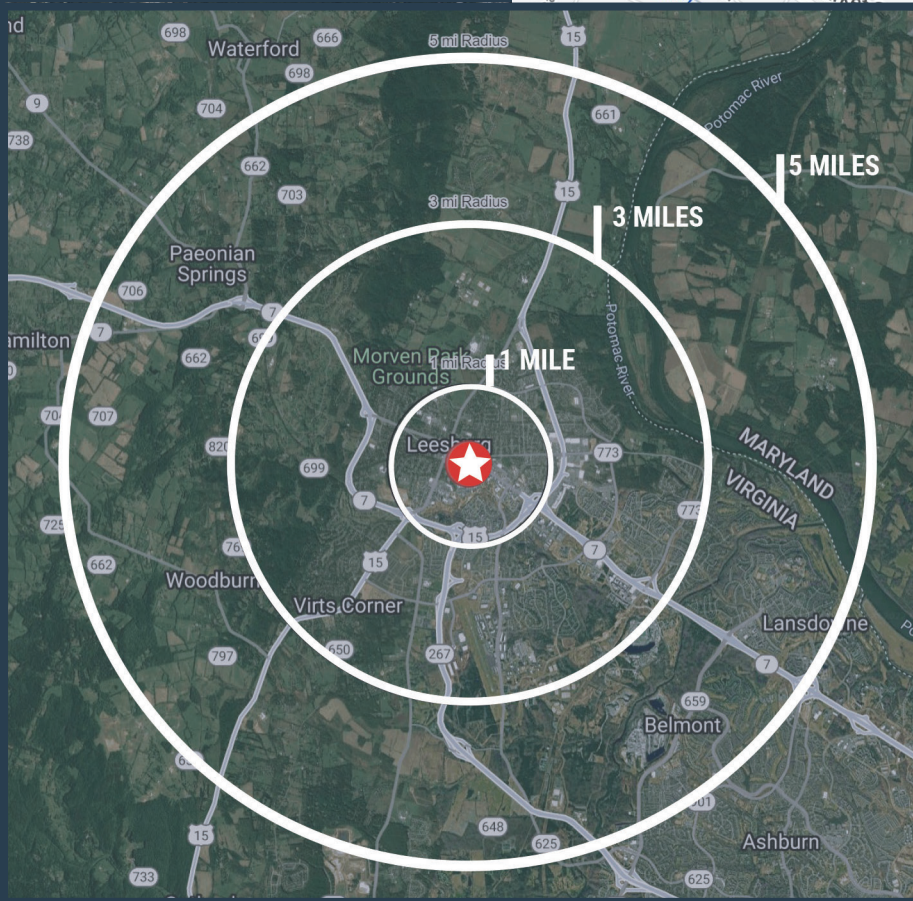


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Giant
- Walgreens
- NAPA
- Starbucks
- Books-A-Million
- Party City
- Jimmy Johns
- PetSmart
- Big Lots
- DSW
- Sally Beauty Supply
- Five Guys
- Total Wine
- Michaels
- Dick's Sporting Goods
- Mathnasium
- Ulta
- Dollar Tree

