

Space Available

PLEASE DO NOT DISTURB TENANT



Boutique Fitness Sublease Opportunity

Leesburg, VA

2,457 SF available



Leesburg

Virginia

- 2,457 SF fully built-out boutique fitness space in turnkey condition
- Existing lease term in place with option to extend
- Located within a high-traffic shopping center anchored by Giant Food and Best Buy, and featuring national retailers such as Dunkin
- Strong co-tenancy with consistent, high daily traffic



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	12,189	66,353	119,067
Daytime Population	4,461	30,946	58,336
Household Income	\$226,526	\$210,493	\$215,675
Traffic Counts	18,500 on Battlefield Parkway SE 3,000 on Potomac Station Drive		

Area Retailers





Battlefield Shopping Center

DICK'S SPORTING GOODS ROSS DRESS FOR LESS Starbucks
 Burlington CHIPOTLE MEXICAN GRILL

Fort Evans Plaza

HOBBY LOBBY THE HOME DEPOT petco

Fort Evans Plaza II

TRADER JOE'S RH OUTLET Marshalls

Leesburg Plaza

Starbucks Giant Planet Fitness
 PETSMART GameStop

Leesburg Premium Outlets

adidas COACH NIKE
 COLE HAAN PB OUTLET J.CREW FACTORY

Space Available

Marketplace at Potomac Station

FIRST WATCH Giant BEST BUY

The Shops at Russell Branch

ALDI LOUDOUN URGENT VET Virginia tire & auto

Village at Leesburg

ULTA BEAUTY The Dill FOOD & BREW HALL Wegmans
 LUCKY STRIKE HAMMER NAILS GoGi 92 KOREAN BBQ

COOL SPRING ELEMENTARY SCHOOL

JOHN W. TOLBERT JR. ELEMENTARY SCHOOL

HARPER PARK MIDDLE SCHOOL

LEESBURG BYPASS 67,000 VPD

FORT EVANS RD 8,000 VPD

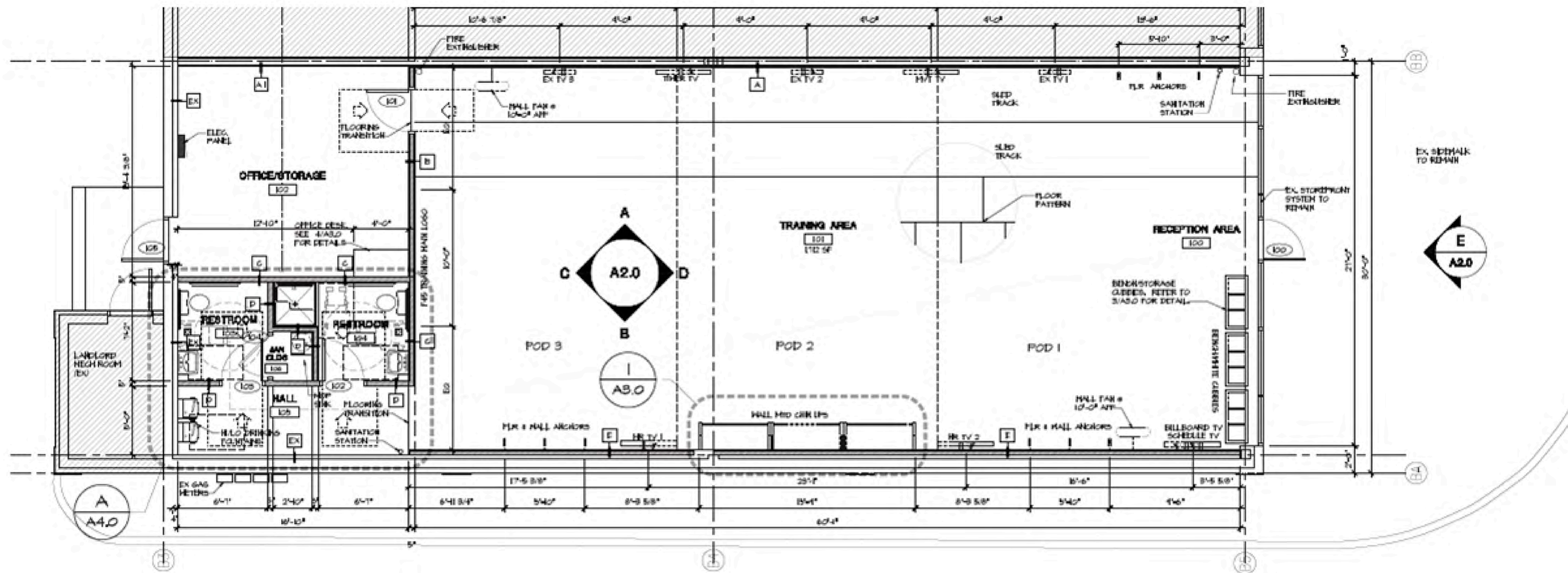
BATTLEFIELD PKWY 18,500 VPD

POTOMAC STATION DR 3,000 VPD

E MARKET ST 37,000 VPD

Tuscarora Creek

Catfair Branch

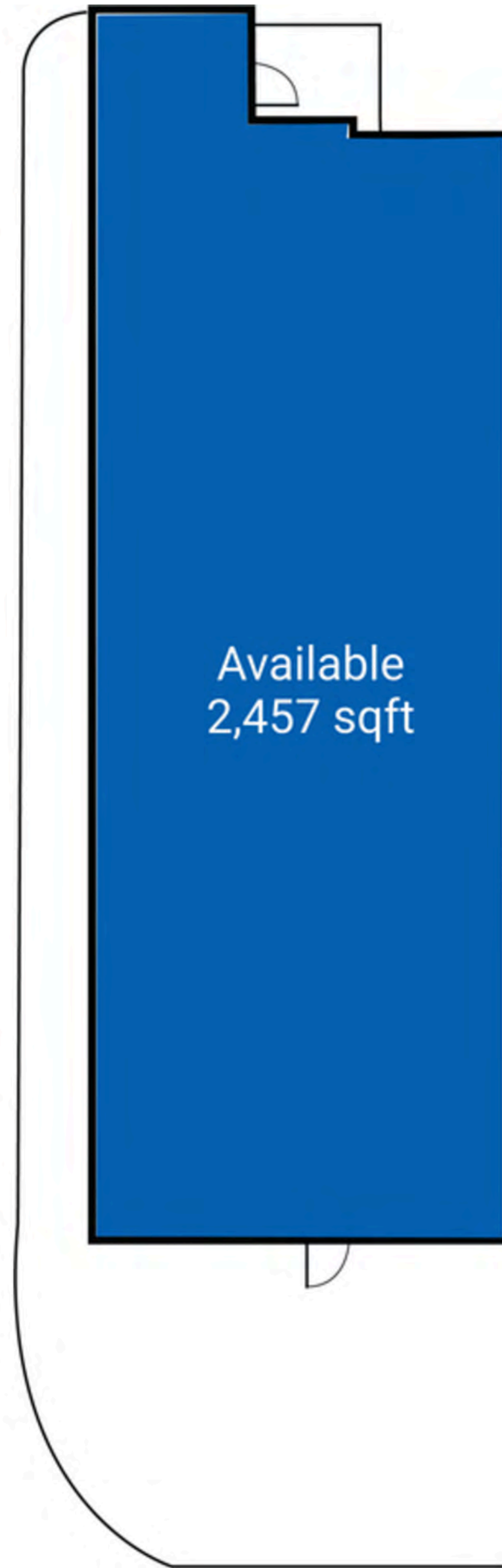


FLOOR PLAN
RF-10

Site Plan

2,457 SF available

Space #	Sq. Ft.	Tenant
1	2,457	Available



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