

# VIRGINIA VILLAGE



**VIRGINIA VILLAGE | 11 FAIRFAX ST SE, LEESBURG**

SPACE AVAILABLE: 5,000 SF – 7,000 SF

**CONTACT US**

301.657.7330

[leasing@willardretail.com](mailto:leasing@willardretail.com)

[willardretail.com](http://willardretail.com)



# THE PROPERTY



Leesburg's *first* shopping center, Virginia Village continues to thrive today on the-high traffic corner of Catoctin Circle and King Street. With strong residential density and future mixed-use development flanking the property, Virginia Village is positioned to benefit from the growing population in Leesburg.

A 7,000 SF endcap space is immediately available.

### Available Space:

- 5,000 S.F. – 7,000 S.F.

### Traffic Counts:

- Catoctin Cir: 16,000 VPD
- S King St: 28,000 VPD

### Nearby Retailers:

SAFEGWAY 

Walgreens



 Atlantic Union Bank

WELLS FARGO

Roy Rogers 

  
WILLARD



## DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
18,616	56,567	87,763
6,886	18,927	28,995
\$163,377	\$197,209	\$219,694
40.3	36.7	37.9



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**ADJACENT FUTURE DEVELOPMENT:**

- 650 residential units
- 104K SF of commercial space
- 70K SF of retail space



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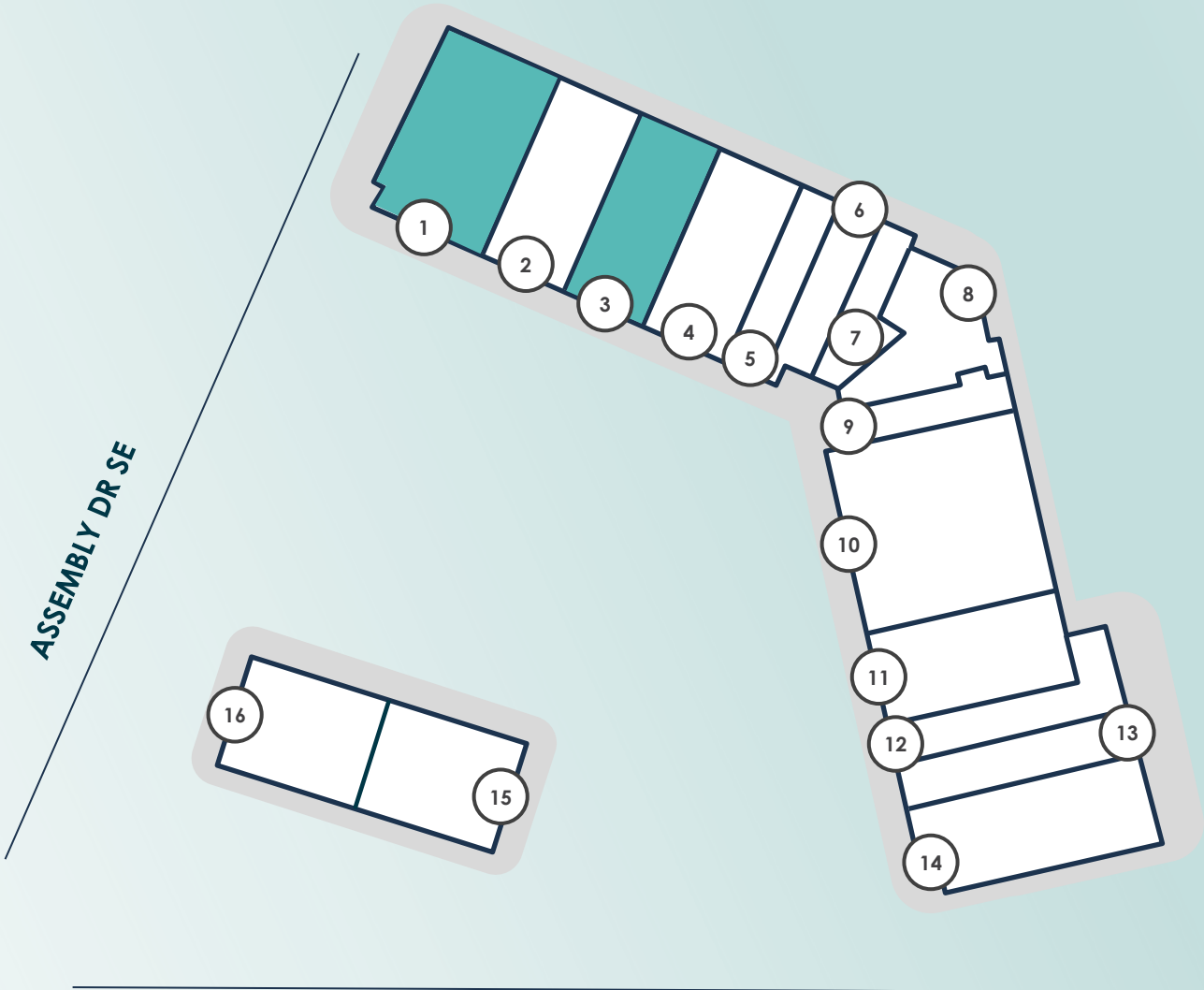
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# SITE PLAN

TENANTS		
1	AVAILABLE	7,000 SF
2	VA ABC	5,000 SF
3	COMING AVAILABLE	5,000 SF
4	PRO-FIT SKI	5,000 SF
5	EMPOWER MOBILITY	2,500 SF
6	LET THERE BE ROCK	2,125 SF
7	AMERICAN CLEANERS	2,138 SF
8	SWIM GEM	4,000 SF
9	LOUDOUN PILATES	2,175 SF
10	STRIVE	9,870 SF
11	J&L INTERIORS	4,812 SF
12	REHAB 2 PERFORM	3,400 SF
13	DELI SOUTH	2,750 SF
14	PLAY THE PAR	6,250 SF
15	JACKSON'S	2,799 SF
16	WELLS FARGO	3,107 SF



CATOCTIN CIR SE – 16,000 VPD

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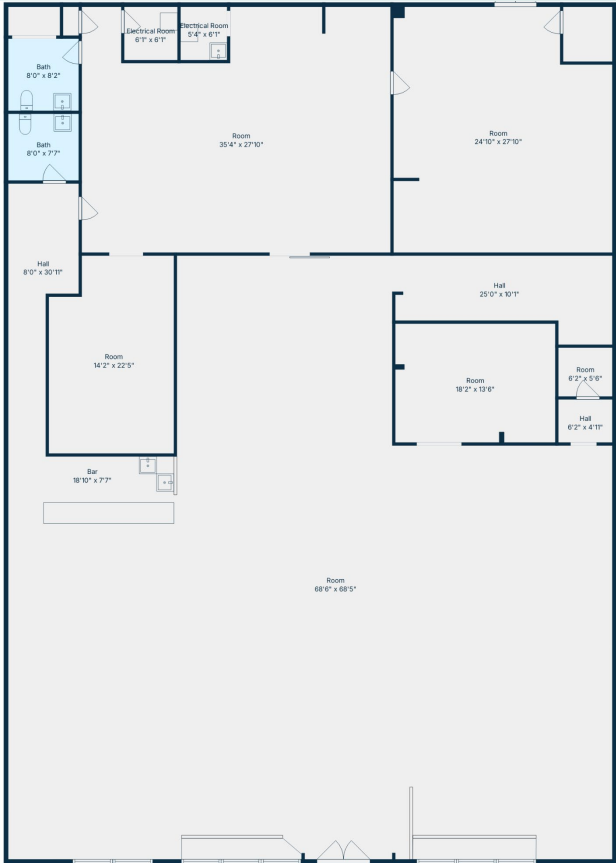
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# AVAILABLE ENDCAP SPACE



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**WILLARD**

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