



RETAIL SPACE FOR LEASE

Address 19345 Diamond Lake Dr. Leesburg, VA

Lease Rate \$33 PSF NNN (\$5.50)

Square-feet 2,300

Year Built 2017

Zoning PDTC

HIGHLIGHTS

- ▶ Located within Lansdowne Town Center, a unique lifestyle shopping center featuring over 35 sensational restaurants, services, specialty stores and apartment complexes. **
- ▶ Well-established tenant mix including Panera, Starbucks, CVS, Harris Teeter, Sugar Shack Donuts, Ford's Fish Oyster Bar and Chick-fil-a will be coming soon (drive-thru).
- ▶ Previously Dollar Deals & Party Store
- ▶ Ample surface and street parking nearby
- ▶ Ready for immediate occupancy

DEMOGRAPHICS (3 Mile Radius)

- ▶ Population: 65,781
- ▶ Households: 22,240
- ▶ Median HH Income: \$140,780
- ▶ Daytime Employees: 24,342
- ▶ Walk Score: 71 (very walkable)



CLOSE-UP AERIAL



AERIAL



FLOOR PLAN:

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