



THE SHOPS AT RUSSELL BRANCH

HARRY BYRD HWY. & BATTLEFIELD PKWY. | LEESBURG, VA 20175

The new development is conveniently located along Harry Byrd Highway (VA Route 7), Russell Branch Parkway and Battlefield Parkway in Loudoun County, Virginia. Great visibility and frontage along Harry Byrd Highway.

DELIVERY: WINTER 2021

Leased by:



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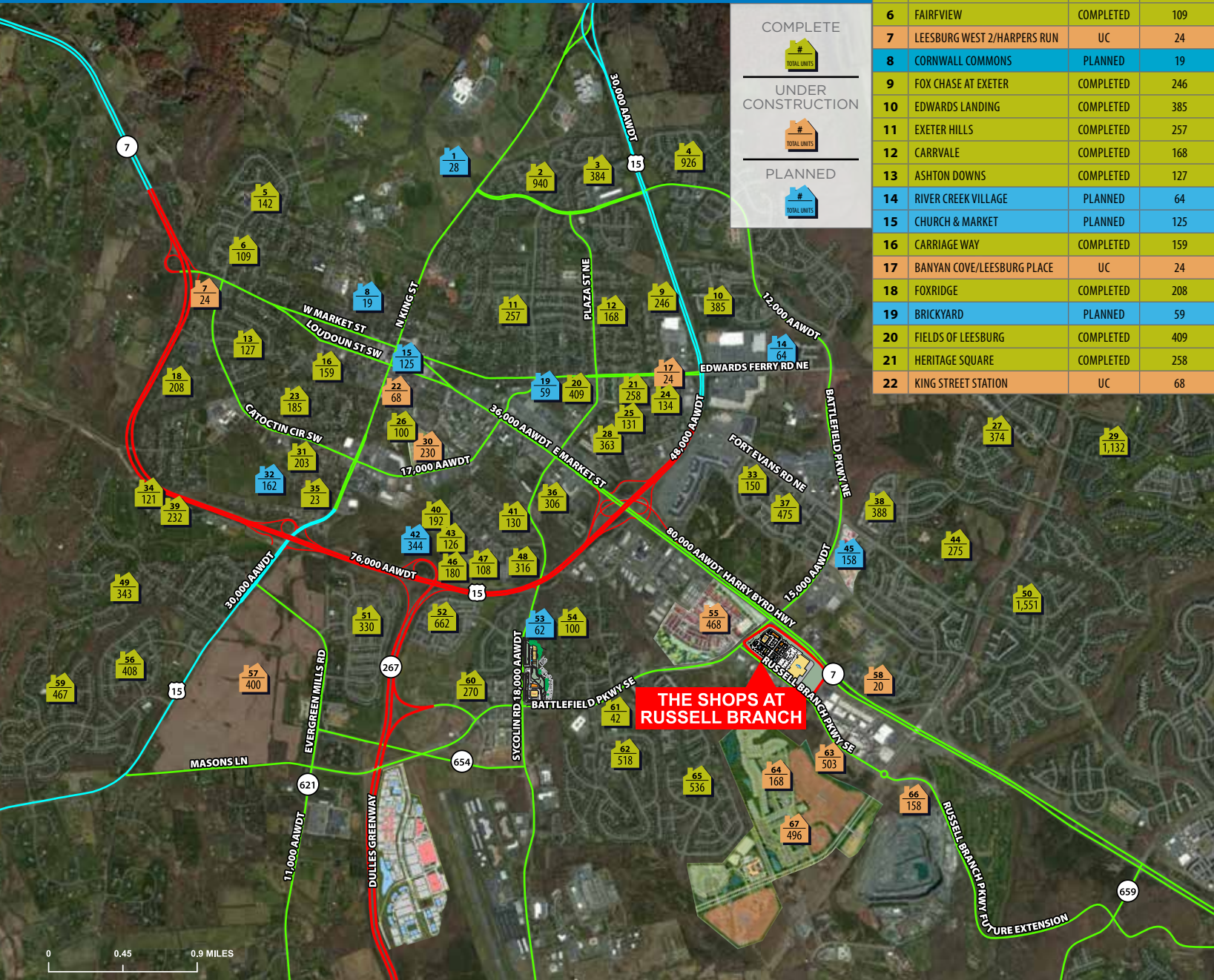


DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,268	69,704	105,636
TOTAL HOUSEHOLDS	3,426	23,289	42,098
AVERAGE HOUSEHOLD INCOME	\$169,499	\$164,191	\$174,931

HOUSING DEVELOPMENT AERIAL



COMPLETE

UNDER CONSTRUCTION

PLANNED

#	DEVELOPMENT NAME	STATUS	TOTAL UNITS	#	DEVELOPMENT NAME	STATUS	TOTAL UNITS
1	O'CONNOR PROOPERTY	PLANNED	28	23	PROSPECT HILLS	COMPLETED	185
2	EXETER	COMPLETED	940	24	THE GLEN APARTMENTS	COMPLETED	134
3	WINDSOR AT FIELDSTONE	COMPLETED	384	25	LOUDOUN HILLS	COMPLETED	131
4	POTOMAC CROSSING	COMPLETED	926	26	MADISON HOUSE	COMPLETED	100
5	OLD WATERFORD KNOLL	COMPLETED	142	27	NORTHLAKE	COMPLETED	374
6	FAIRVIEW	COMPLETED	109	28	THE MANOR	COMPLETED	363
7	LEESBURG WEST 2/HARPERS RUN	UC	24	29	RIVER CREEK	COMPLETED	1,132
8	CORNWALL COMMONS	PLANNED	19	30	CRESCENT PLACE	UC	230
9	FOX CHASE AT EXETER	COMPLETED	246	31	CRESTWOOD HAMLET	COMPLETED	203
10	EDWARDS LANDING	COMPLETED	385	32	WHITE OAK	PLANNED	162
11	EXETER HILLS	COMPLETED	257	33	EVANS RIDGE	COMPLETED	150
12	CARRVALE	COMPLETED	168	34	TUSCARORA CREEK	COMPLETED	121
13	ASHTON DOWNS	COMPLETED	127	35	VALLEY VIEW ESTATES	UC	23
14	RIVER CREEK VILLAGE	PLANNED	64	36	FOX CHAPEL AT TUDOR KNOLLS	COMPLETED	306
15	CHURCH & MARKET	PLANNED	125	37	SYCAMORE HILL	COMPLETED	475
16	CARRIAGE WAY	COMPLETED	159	38	SPRING LAKES	COMPLETED	388
17	BANYAN COVE/LEESBURG PLACE	UC	24	39	COUNTRY CLUB GREEN CONDO	COMPLETED	232
18	FOXRIDGE	COMPLETED	208	40	VIRGINIA KNOLLS	COMPLETED	192
19	BRICKYARD	PLANNED	59	41	SILVER OAKS	COMPLETED	130
20	FIELDS OF LEESBURG	COMPLETED	409	42	CRESCENT PARKE	PLANNED	344
21	HERITAGE SQUARE	COMPLETED	258	43	BROOKMEADE	COMPLETED	126
22	KING STREET STATION	UC	68	44	RIVER POINTE	COMPLETED	275
45	MARKETPLACE AT POTOMAC STATION	PLANNED	158	46	LEESBURG GATEWAY	COMPLETED	180
47	TOWNES OF VANDERBILT	COMPLETED	108	48	BELLEMEADE FARMS	COMPLETED	316
49	LEESBURG COUNTRY CLUB	COMPLETED	343	50	POTOMAC STATION	COMPLETED	1,551
51	STOWERS	COMPLETED	330	52	STRATFORD	COMPLETED	662
53	MONTFAIR	PLANNED	62	54	BEAUREGARD ESTATES	COMPLETED	100
55	TUSCARORA VILLAGE	PLANNED	468	56	GREENWAY FARM	COMPLETED	408
57	MEADOWBROOK FARM	UC	400	58	HAMLET HOMES	PLANNED	20
59	WOODLEA MANOR	COMPLETED	467	60	OAKLAWN	COMPLETED	270
61	SOMERSET PARK	PLANNED	42	62	TAVISTOCK FARMS	COMPLETED	518
63	VILLAGE AT LEESBURG	UC	503	63	VILLAGE AT LEESBURG	UC	503
64	ARCADIA TOWNHOMES	PLANNED	168	64	ARCADIA TOWNHOMES	PLANNED	168
65	KINCAID FOREST	COMPLETED	536	65	KINCAID FOREST	COMPLETED	536
66	GOOSECREEK DEVELOPMENT	PLANNED	158	66	GOOSECREEK DEVELOPMENT	PLANNED	158
67	TUSCARORA CROSSING	PLANNED	496	67	TUSCARORA CROSSING	PLANNED	496
TOTAL			19,169				



HARRY BYRD HWY 80,000 AAWDT

BATTLEFIELD PKWY SE 15,000 AAWDT

100' (ft)

RETAIL BLDG 1
11,000 SF

ALDI
22,160 SF

0.2 ACRES
AVAILABLE

LOWE'S
(OPEN)

EXON
BLDG 3
4,000 SF

BLDG 5
7,550 SF

BLDG 6
8,500 SF

RUSSELL BRANCH PKWY SE

RUSSELL BRANCH PKWY SE

200 FEET





Great visibility to Route 7

Fantastic road network providing access to the neighborhoods and highways in all directions

Strategically positioned at the busiest intersection in Leesburg with 80,000 cars per day

Signalized access



2.5 miles east from future Microsoft Campus

VIEW CORRIDOR TRAVELING EAST ON ROUTE 7



LEASING INFORMATION

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