

**FORT EVANS PLAZA II ■ LEESBURG, VA**



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

**Fort Evans Plaza II**

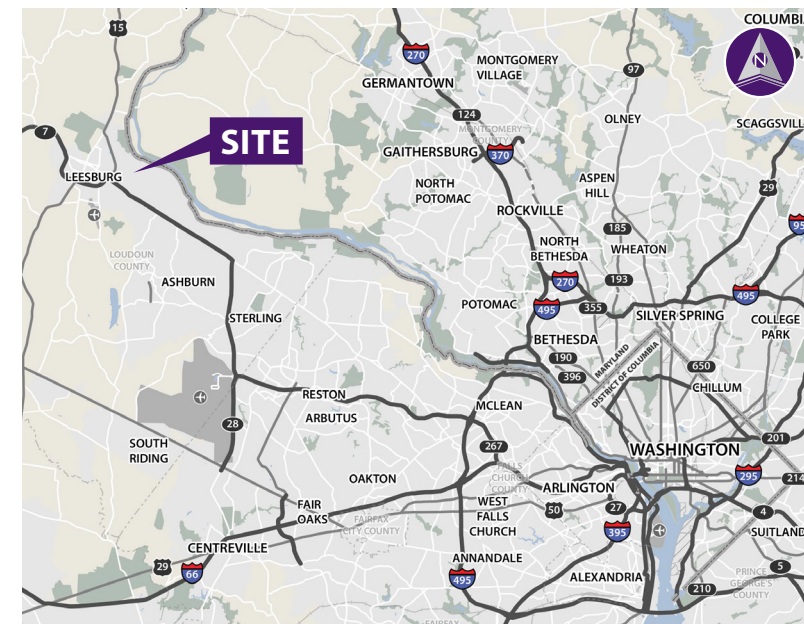
524 FORT EVANS ROAD, NE | LEESBURG, VA 20176

**4,538 - 42,646 SF of Retail Space Available**



**Property Highlights**

- 228,923 square foot power center
- Easily accessible from Fort Evans Road and Battlefield Parkway
- Average household income of \$147,514 in three miles
- Great mix of national tenants including:  
**Marshalls**, **BED BATH & BEYOND**, **Ashley** HOMESTORE



**Demographics (2019 Estimated)**

	1 Mile	3 Mile	5 Mile
Population	13,890	62,215	103,797
Average HH Income	\$127,299	\$152,844	\$163,108
Daytime Population	14,992	63,489	96,263

**Please Contact**

Geoffrey L. Mackler	Sebastian P. Restifo	Molly S. Badger
240.482.3616 (direct)	240.482.3602 (direct)	240.482.3601 (direct)
301.656.3030 (office)	301.656.3030 (office)	301.656.3030 (office)
gmackler@hrretail.com	srestifo@hrretail.com	mbadger@hrretail.com