

## THE SHOPS AT RUSSELL BRANCH

1390 RUSSELL BRANCH PARKWAY | LEESBURG, VA 20176

The Shops at Russell Branch is a 61,830 square foot neighborhood shopping center anchored by Lowe's and grocery store, Aldi. It's strategically positioned at the busiest intersections in Leesburg - Route 7 (80,000 VPD), Battlefield Parkway (27,000 VPD) & Russell Branch Parkway (3,000 VPD). The Shops at Russell Branch will offer a complementary mix of convenient services and restaurants designed to support area residents.

**Now Open:** *Robek's, Britewash Autowash, Sunoco, Leesburg Dental, and Loudoun Urgent Vet*




**Coming Soon:** *Roy Rogers*

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION 	11,250	71,021	128,571
AVERAGE HHI 	\$196,530	\$189,988	\$201,414
TOTAL EMPLOYEES 	11,832	73,134	126,340



<b>BLDG 8</b> Lowe's		<b>3</b> Sunoco	4,000 SF	<b>100</b> Loudoun Urgent Vet	2,528 SF	<b>103</b> La Vie Nails	1,609 SF
<b>Pad 1</b> Roy Rogers	3,302 SF	<b>4</b> Virginia Tire and Auto	7,550 SF	<b>101</b> Robek's	1,603 SF	<b>104 Available</b>	<b>2,576 SF</b>
<b>2</b> Aldi	22,160 SF	<b>7</b> Brite Wash Auto Wash	5,678 SF	<b>102</b> Leesburg Dental	2,280 SF		



## CENTER HIGHLIGHTS

Last space available - 2,576 SF endcap available immediately

Easily accessible to **Route 7, Battlefield Pkwy & Russell Branch Pkwy.**

Well-positioned within 3 miles of five sports and entertainment facilities that will draw more than 1 million visitors and curate a strong regional & national tourism draw to the Leesburg area.

Centrally located within 1 mile to 5 future residential developments.



## RETAILERS INCLUDE



## LEASING AGENT

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