

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*

[Madison Roach](#)

703.631.7533 | mroach@petersoncos.com



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



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

Madison Roach

703.631.7533 | mroach@petersoncos.com