

PETERSON 60

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: *Paris Baguette*

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,639	73,250	128,899
AVERAGE HHI	\$199,926	\$192,776	\$208,453
TOTAL EMPLOYEES	11,999	78,537	130,572



BLDG 8 Lowe's			3
Pad 1	Available	2,800 SF	4
2	Aldi	22,160 SF	7

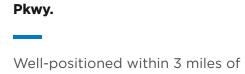
Sunoco	4,000 SF
Virginia Tire and Auto	7,550 SF
Brite Wash Auto Wash	5,678 SF

100	Loudoun Urgent Vet	2,528
101	Robek's	1,603
102	Leesburg Dental	2,280

SF 103 La Vie Nails SF 104 Paris Baguette SF

1,609 SF 2,576 SF





Easily accessible to Route 7, Battlefield Pkwy & Russell Branch

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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