



## 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



<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>	Available	2,800 SF	<b>4</b>	Virginia Tire and Auto	7,550 SF	<b>101</b>	Robek's	1,603 SF	<b>104</b>	Paris Baguette	2,576 SF
<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

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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