

# PETERSON 60 COMPANIES. YEARS

# 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, 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 Pad 1 Roy Rog

Pad 1Roy Rogers2Aldi

 3
 Sunoco

 2,800 SF
 4
 Virginia

 22,160 SF
 7
 Brite Wa

 3
 Sunoco
 4,000 SF

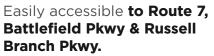
 4
 Virginia Tire and Auto
 7,550 SF

 7
 Brite Wash Auto Wash
 5,678 SF

100 Loudoun Urgent Vet101 Robek's102 Leesburg Dental

2,528 SF 103 La Vie Nails 1,603 SF 104 Paris Baguette 2,280 SF 1,609 SF 2,576 SF





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

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