

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			3 Sunoco	4,000 SF	100 Loudoun Urgent Vet	2,528 SF	103 La Vie Nails	1,609 SF
Pad 1 Roy Rogers	2,800 SF		4 Virginia Tire and Auto	7,550 SF	101 Robek's	1,603 SF	104 Paris Baguette	2,576 SF
2 Aldi	22,160 SF		7 Brite Wash Auto Wash	5,678 SF	102 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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