



FORT EVANS PLAZA II

524 FORT EVANS ROAD, NE | LEESBURG, VA 20176

HomeGoods®

RH
OUTLET

Marshall's

△ ASHLEY

NOW OPEN
TRADER JOE'S

JUST SIGNED



**VETERINARY
EMERGENCY
GROUP**

3,533 - 4,568 SF of Retail Spaces Available

KITE

WWW.HRRETAIL.COM

PROPERTY HIGHLIGHTS

- 213,041 square foot power center
- Easily accessible from Fort Evans Road and Battlefield Parkway
- Average household income of \$179,874 in three miles
- Great mix of national tenants including Marshalls, Home Goods, RH Outlet, and Ashley Home Store





HOME 2
COTTAGES BY OLYMPIA

113 rooms

HomeGoods 26,688 SF
TRADER JOE'S 14,985 SF
ZABC 4,538 SF
AVAILABLE 4,538 SF
DOLLAR TREE 2,000 SF
AQUATICS 7,397 SF
5,035 SF
7,397 SF
5,035 SF
7,397 SF
5,035 SF

RH OUTLET 27,896 SF
Marshalls 30,126 SF
ASHLEY 29,539 SF
4,568 SF

6,113 SF
12

Walgreens 14,809 SF
13

DRIVE-THRU
AVAILABLE

AVAILABLE
4,029 SF
21

OFFICE BUILDING
(NOT OWNED)
27

BANK OF AMERICA
2,688 SF
25

2,000 SF
2,370 SF
POLLO
3,570 SF
26

OFFICE BUILDING
(NOT OWNED)
28

Site Plan Key

- LEASED
- AVAILABLE
- UNDER
NEGOTIATION
- NOT PART
OF SUBJECT
PROPERTY

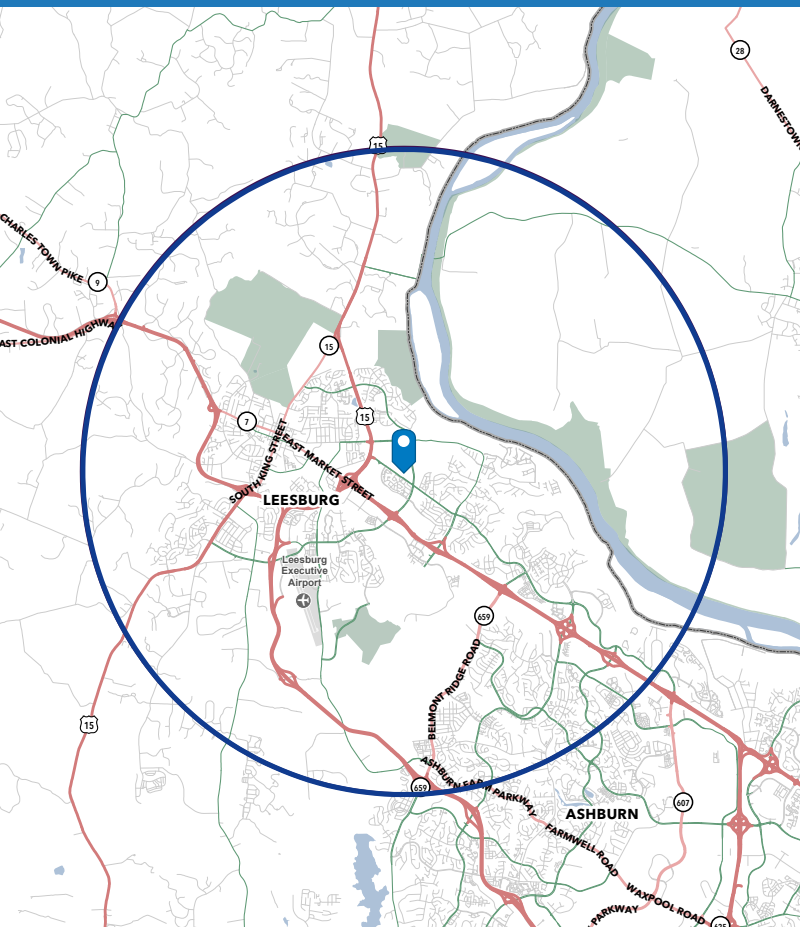




LEESBURG, VA

DEMOGRAPHIC PROFILE (2024)

Fort Evans Plaza II
5 mile ring



KEY FACTS

108,764

Population

38.6

Median Age

36,978

Households

EDUCATION



11%

High School Diploma



38%

Bachelor's Degree



27%

Graduate/Professional Degree



4,343

Total Businesses



111,124

Daytime Population



258

Food Srv & Drinking Places

BUSINESS

INCOME



\$161,611

Median Household Income

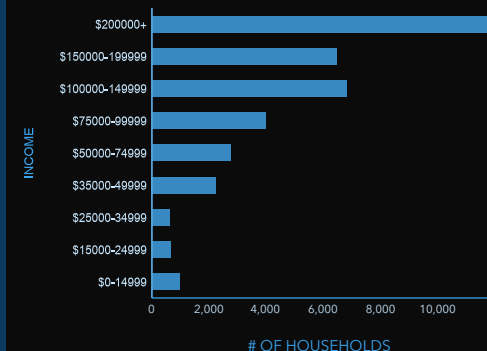


\$69,651

Per Capita Income

\$204,114

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



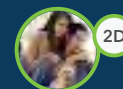
1C

Boomburbs

16,113 (43.6%) of households

Close to one in five employed residents works in mining, oil and gas extraction, or quarrying industries. Economic BedRock is a very rural, primarily Southern market. Married-couple families reside in over half of the households, with a quarter of households that live in mobile homes. This socially conservative group earns a living working with their hands. In addition to mining, construction and agriculture are common industries for employment. They take pride in the appearance of their homes and their vehicles. Budget-minded residents enjoy home cooking, but nothing too fancy. This is a gregarious group that values time spent with friends.

- TV is the main source of information, news, and entertainment.
- They make purchases for today because tomorrow is uncertain.
- They are happy to go to work whenever the opportunity presents itself.
- Budgeted vacations are taken within the US, not abroad.



2D

Enterprising Professionals

5,109 (13.8%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.



1B

Professional Pride

4,874 (13.2%) of households

Senior Escapes neighborhoods are heavily concentrated in the warmer states of Florida, California, and Arizona. These areas are highly seasonal, yet owner occupied. Many homes began as seasonal getaways and now serve as primary residences. Forty percent are mobile homes; half are single-family dwellings. About half are in unincorporated and more rural areas. Over a quarter of the population are 65-74 years old. Most are white and fairly conservative in their political and religious views. Residents enjoy watching TV, going on cruises, playing Bingo, golfing, boating, and fishing. They are very conscious of their health and buy specialty foods and dietary supplements.

- They are limited by medical conditions but still enjoy gardening and working on their vehicles.
- They take good care of vehicles, but haven't bought a new one in over five years.
- They only spend within their means, do their banking in person, and do not carry a balance on their credit card.



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