



# FORT EVANS PLAZA II

524 FORT EVANS ROAD, NE | LEESBURG, VA 20176

HomeGoods®

RH  
OUTLET

Marshalls

**NOW OPEN**  
**TRADER JOE'S**

**JUST SIGNED**

**FRANCH** Wonder

Marshalls

2nd Generation Restaurant Available

**KITE**

## PROPERTY HIGHLIGHTS

- 213,041 square foot power center
- Easily accessible from Fort Evans Road and Battlefield Parkway
- Average household income of \$203,870 in three miles
- Great mix of national tenants including Trader Joe's, Marshalls, HomeGoods, RH Outlet, and Crunch Fitness



VILLAGE SQUARE S/C  
SAFeway

VIRGINIA VILLAGE  
the Y

FOOD LION

BELLEWOOD COMMONS

LEESBURG CORNER PREMIUM OUTLETS  
WILLIAMS SONOMA  
Nike Factory Store  
ARMANI  
adidas BURBERRY  
BOSS A | X  
ARMANI EXCHANGE  
FERRAGAMO

SHENANDOAH SQUARE  
FLOOR & DECOR

BATTLEFIELD MARKETPLACE  
Costco WHOLESALE  
SUPER TARGET  
KOHLS

RIVER CREEK VILLAGE (PROPOSED)

BATTLEFIELD S/C  
SPROUTS FARMERS MARKET  
ROSS DRESS FOR LESS  
Burlington DSW  
DICK'S Sporting Goods  
Michaels  
Total Wine & More  
BOOT BARN  
Staples

FORT EVANS PLAZA I  
HOBBY LOBBY  
petco

**FORT EVANS PLAZA II**  
TRADER JOE'S  
RI  
Marshalls  
OUTLET HomeGoods

POTOMAC STATION MARKETPLACE

MARKETPLACE AT POTOMAC STATION  
Giant  
BEST BUY

MEADOW CREEK CENTER (PROPOSED)

THE SHOPS AT RUSSELL BRANCH  
LOWE'S  
ALDI

OAKLAWN AT LEESBURG (PROPOSED)

COMPASS CREEK  
Walmart at home  
iM

LEESBURG EXECUTIVE AIRPORT

NEW MICROSOFT CORPORATE CAMPUS

PHILIP BOLEN MEMORIAL PARK

VILLAGE AT LEESBURG  
Wegmans ULTA  
CMX CINEMAS  
LUCKY X STRIKE LA FITNESS

0 0.5 1 MILES



HOME 2  
113 rooms

HomeGoods 26,688 SF

TRADER JOE'S 14,985 SF

ABC 4,276 SF

AVAILABLE 4,538 SF

DOLLAR TREE 7,000 SF

ADULTS 7,397 SF

vee 5,023 SF

MAJESTY 7,494 SF

FIVE BELOW 7,490 SF

RH OUTLET 27,896 SF

Marshalls 30,126 SF

CRUNCH 34,107 SF

2ND GEN RESTAURANT

AVAILABLE (do not disturb) 6,113 SF

AVAILABLE 4,029 SF

DRIVE-THRU AVAILABLE

Walgreens 14,800 SF

OFFICE BUILDING (NOT OWNED)

BANK OF AMERICA 1,456 SF

WALDO 3,570 SF

OFFICE BUILDING (NOT OWNED)

**Site Plan Key**

- LEASED
- AVAILABLE
- NOT PART OF SUBJECT PROPERTY



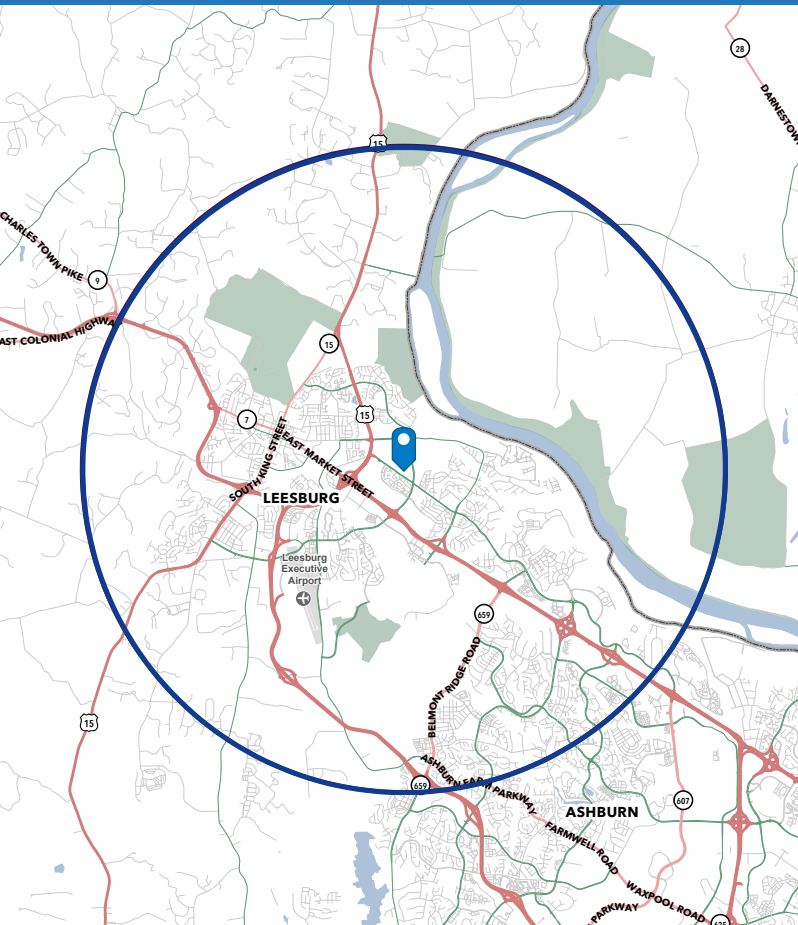




# LEESBURG, VA

## DEMOGRAPHIC PROFILE (2025)

Fort Evans Plaza II  
5 mile ring

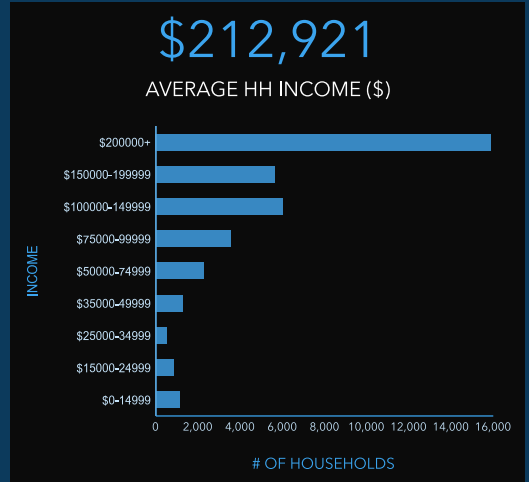


### KEY FACTS

<b>107,982</b> Population	<b>38.4</b> Median Age	<b>37,057</b> Households
<b>EDUCATION</b>		
<b>12%</b> High School Diploma	<b>38%</b> Bachelor's Degree	<b>27%</b> Graduate/Professional Degree

### INCOME

	<b>\$172,815</b> Median Household Income
	<b>\$73,141</b> Per Capita Income



### BUSINESS

<b>4,207</b> Total Businesses	<b>112,782</b> Daytime Population	<b>262</b> Food Srv & Drinking Places

### TAPESTRY SEGMENTS

**L2** Professional Pride  
15,800 (42.7%) of households

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.

**H4** Urban Chic  
4,593 (12.4%) of households

Residents in this segment live in suburban areas with a notable presence in urban vicinities, mostly near large, coastal metropolitan areas, especially in California, New York, Massachusetts, and Washington. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

- They typically have multiple credit cards that offer airline miles, which they use for frequent domestic and international travel.
- They tend to invest in various assets, including valuable homes and 401(k) retirement plans.
- Residents tend to exercise frequently, schedule regular checkups, and eat fresh, organic foods.

**L3** Top Tier  
3,384 (9.1%) of households

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.
- They are politically active, participating in fundraising and donating to organizations. International travel is a common occurrence.



### Please Contact

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