



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. Strategically positioned at one of the busiest intersections in Leesburg, Route 7 (82,000 VPD), Battlefield Parkway (26,300 VPD), and Russell Branch Parkway (14,600 VPD), the center captures 1.38M annual visits. The Shops at Russell Branch offers a complementary mix of convenient services and restaurants designed to support area residents.

Source: Placer 2026 / INRIX 2024 / Placer.ai 2025

Madison Roach

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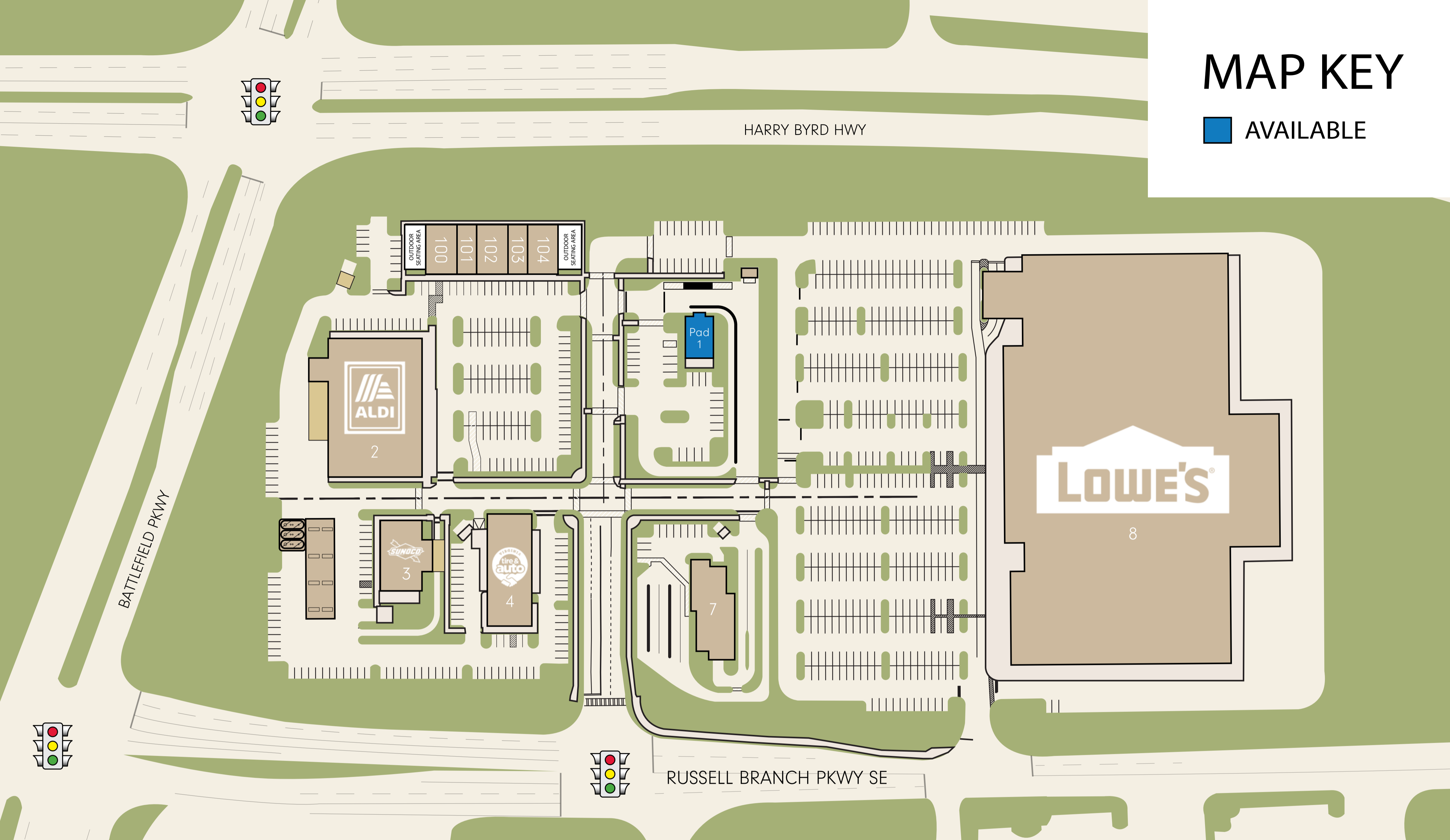


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION 	11,706	72,722	127,701
TOTAL EMPLOYEES 	12,405	79,464	132,104
AVERAGE HHI 	\$199,926	\$192,776	\$208,453
TOTAL HOUSING UNITS 	3,525	23,530	41,546

Placer.ai 2025, Housing unit counts reflect Virginia only

MAP KEY

■ AVAILABLE



BLDG 8	Lowe's		4	Virginia Tire and Auto	7,550 SF	102	Leesburg Dental	2,280 SF
Pad 1	Available	2,800 SF	7	Car Wash - Coming Soon	5,678 SF	103	La Vie Nails	1,609 SF
2	Aldi	22,160 SF	100	Loudoun Urgent Vet	2,528 SF	104	Paris Baguette	2,576 SF
3	Sunoco	4,000 SF	101	Robek's	1,603 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.

Trade Area has 3,300+ housing units in development within a 3 mile radius.

RETAILERS INCLUDE



LEASING AGENT

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