

PETERSON COMPANIES®

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

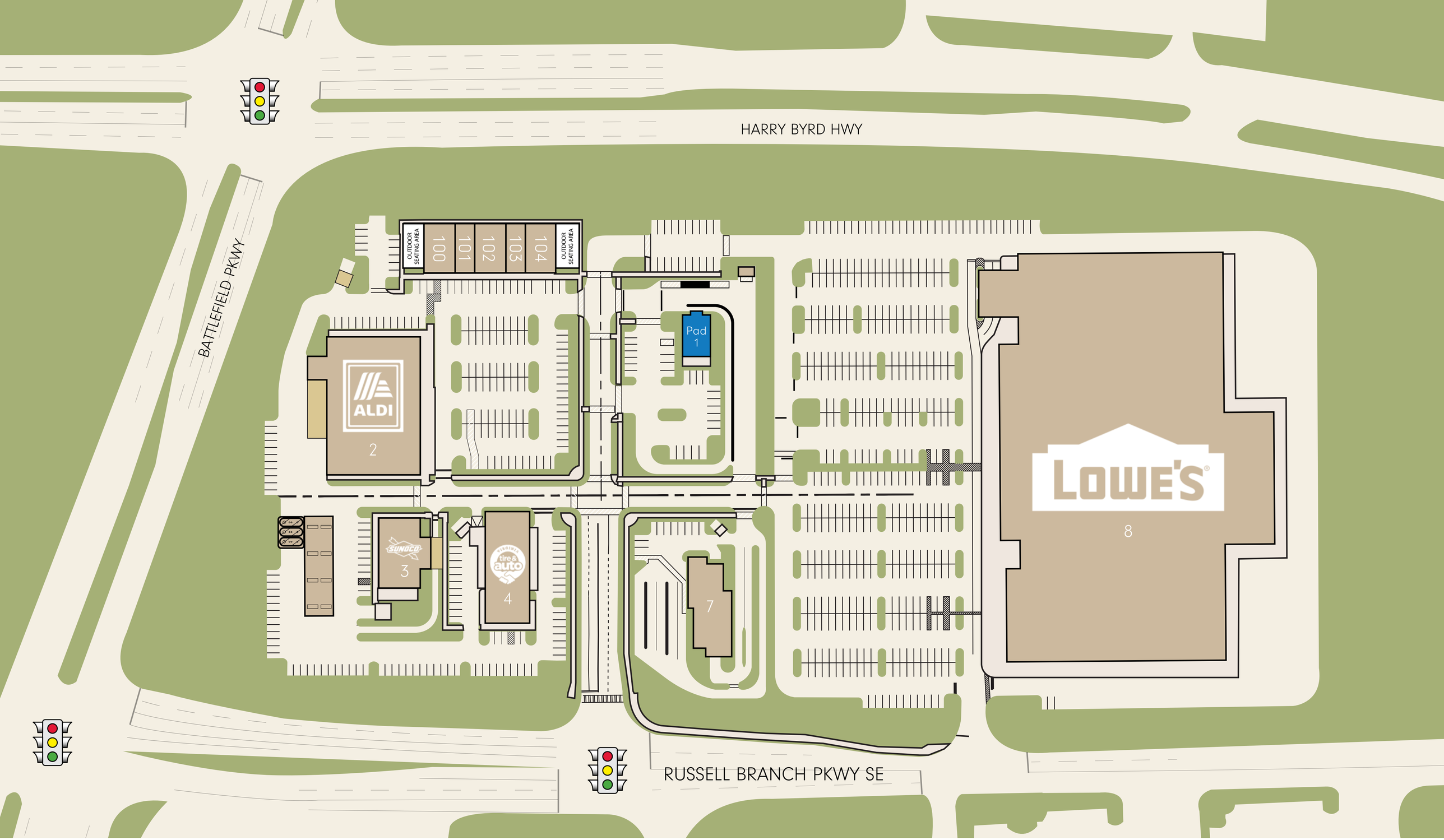
Madison Roach
703-631-7533 | mroach@petersoncos.com

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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



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



RETAILERS INCLUDE

ALDI

VIRGINIA tire & auto

PARIS BAGUETTE BAKERY CAFÉ

LOWE'S

LEASING AGENT

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