



RENAUD
CONSULTING
 COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

61,413± SF

AVAILABILITY

2,688 SF (can be subdivided)

1,700 SF

DEMOGRAPHICS

POPULATION AVG. INCOME

Distance	Population	Avg. Income
1 mile	15,193	\$82,044
3 mile	54,970	\$128,108
5 mile	85,044	\$142,496

Bellewood Commons

521-545 E. Market Street Leesburg, VA 20176

Retail Space For Lease



Gwen Edwards

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Great visibility at the corner of E. Market Street (Business Rt. 7) and Plaza Street. Center is located in the heart of Leesburg retail trade area, adjacent to Auto-Zone Center and across the street from Leesburg Plaza and near the Leesburg Premium Outlets.

JOIN THESE RETAILERS:

The UPS Store



[Click For Street View](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



Leasing Plan

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Tenants

541	Red, Hot & Blue	5,254
545 A&B	Orangetheory Fitness	3,400
545 C	Advance America	1,742
545 D	Eastern World Market	1,808
545 E	Available	1,700
545 F	Bark N' Bubbles	1,700
545 G	Shahla Ranjbar DMD	1,700
525 A	Gracie Jiu Jitsu	1,700
525 B&C	Loudoun Physical Therapy	3,520
525 D	Sign-A-Rama	1,480
525 E	Pollo Loco and Latin Bakery	1,608
525 F&G	Dos Tequilas Grill	3,400
525 H	The Other Kind of Jewelry Store	1,650
525 I	Papa John's Pizza	1,549
525 J	Melt: Gourmet Burgers	1,608
525 K	UPS Store	1,260
525 L	Elite Nail Spa	2,136
525 M	My Frame Shop	1,528
525 N	Cleaners	1,872
521 A	Red Kabob	1,400
521 B	Mathnasium	1,300
521 C&D	Available (can be subdivided)	2,688
521 E	Quest Diagnostics	1,400
521 F	Cigar Connection	1,400
521 G	Sprint	1,298
521 H	Roosters	1,105



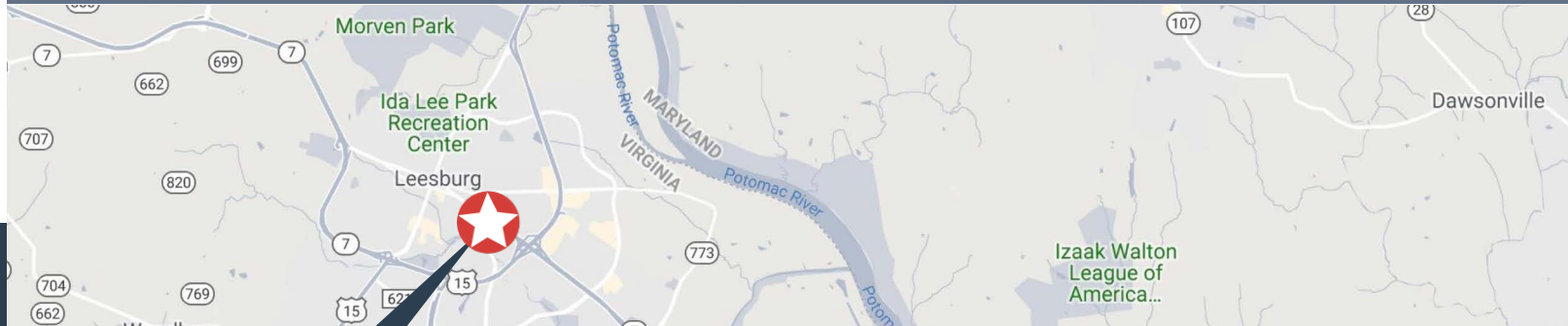
521 I&J	Dunkin Donuts / Basking Robbins	3,330
531 A&B	United Bank	3,000
531 C	One Main Financial	1,343
531 D&E	Starbucks	2,534
Total		61,413



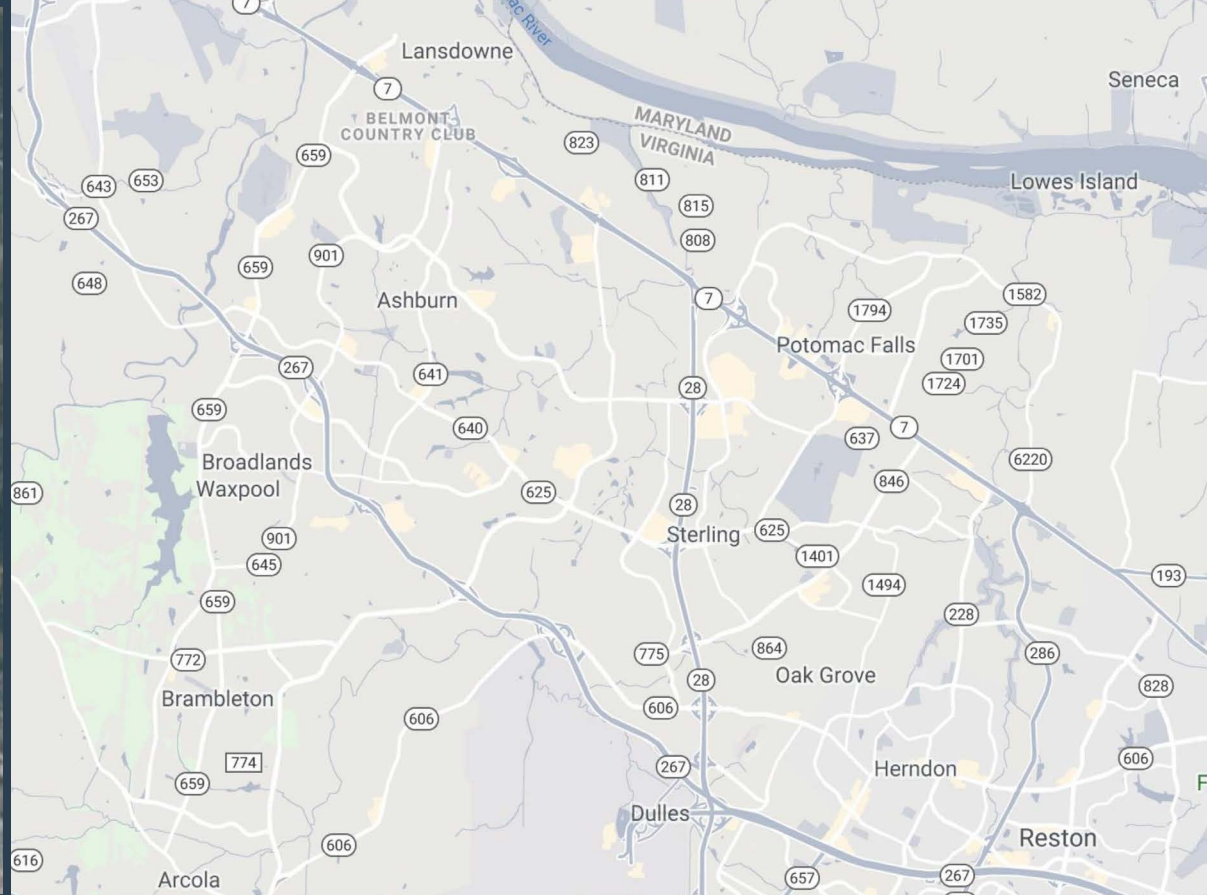
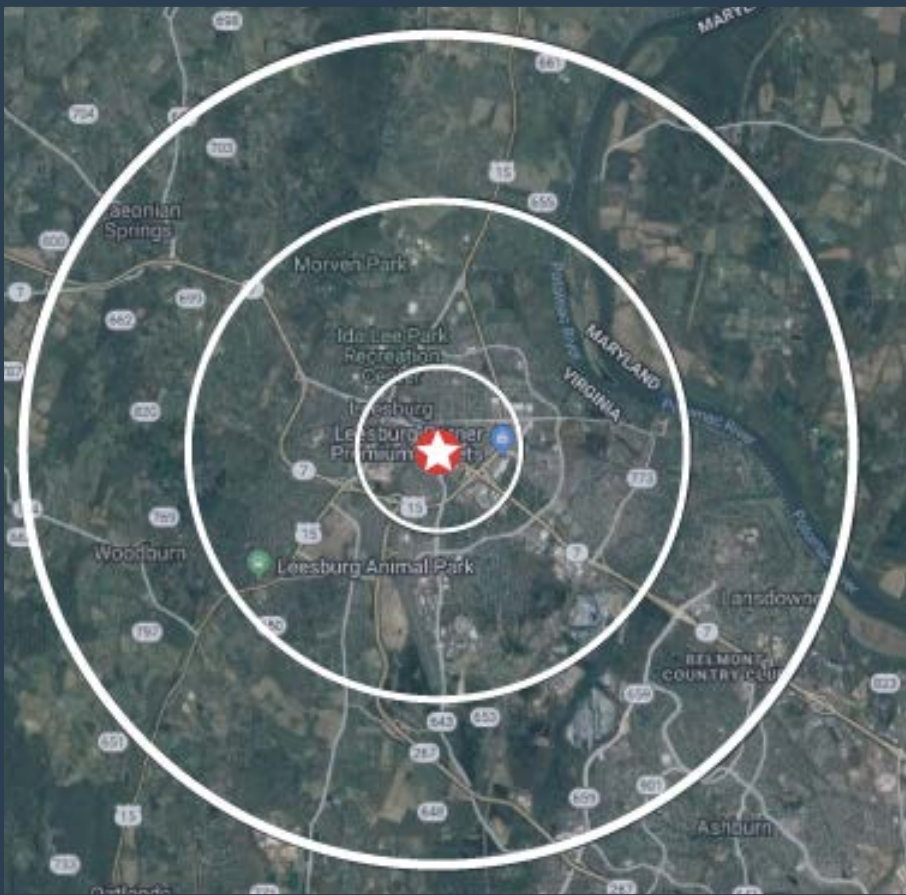


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Location Map



Radius Map





Competitive Map

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In The Area

NEARBY RETAILERS

- Giant
- Office Depot
- Petsmart
- Autozone
- Little Caesars
- Popeyes
- Mcdonalds
- Party City
- GameStop
- Wendy's
- 7-Eleven

