

FORT EVANS PLAZA II

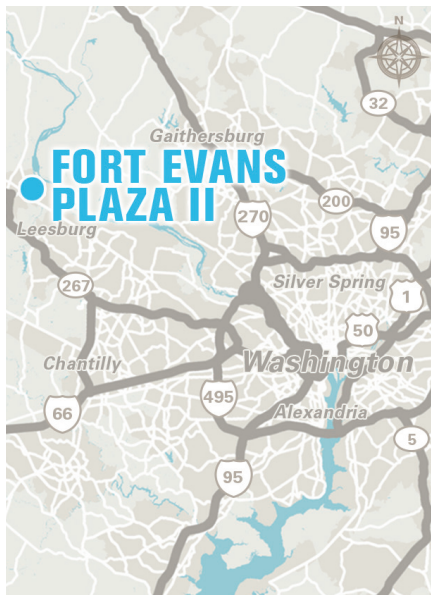
524 Fort Evans Road NE | Leesburg, VA 20176



Fort Evans Plaza II

MSA: Washington D.C. | GLA: 224,237

Popular power center located near Route 7 in Leesburg, VA. Leesburg is the county seat of Loudoun County, which has been ranked the wealthiest county in the country for the past 12 years. Fort Evans Plaza is anchored by Marshalls, Ashley HomeStore, and Bed Bath & Beyond.



3 MILE DEMOGRAPHICS



POPULATION

62,335



% POP. GROWTH
(ANNUAL)

-0.16%



AVG. HH INCOME

\$165,728



MED. HH INCOME

\$133,985



HOUSEHOLDS

20,734



BACH. DEGREE+

57.99%

**2021 Demographic Source (PopStats)*

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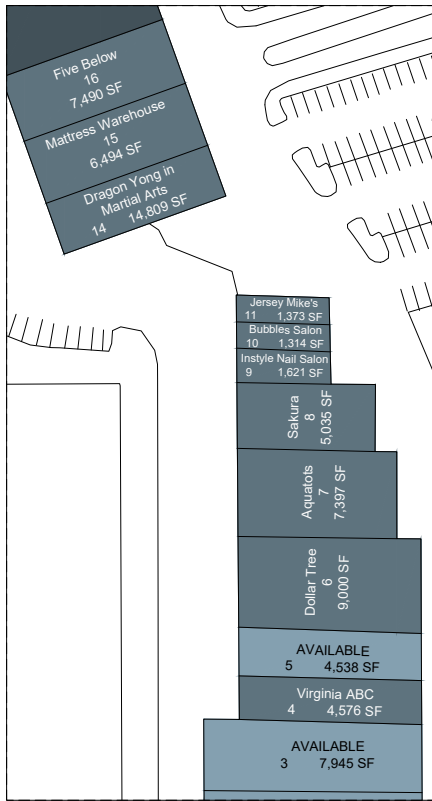


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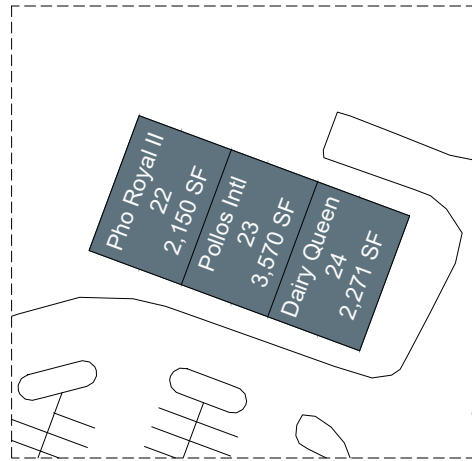
KRG
LISTED
NYSE

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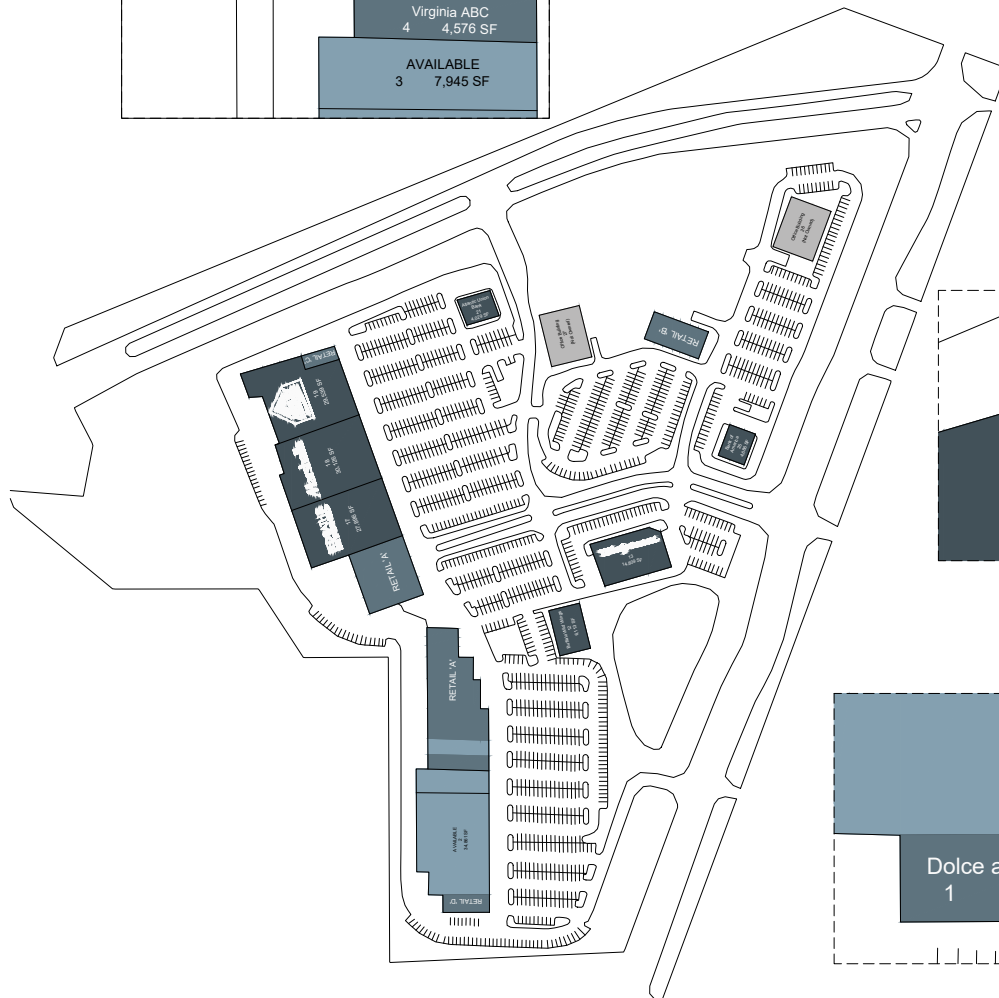
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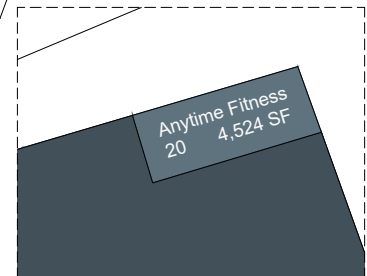
RETAIL 'A'
1"=30'



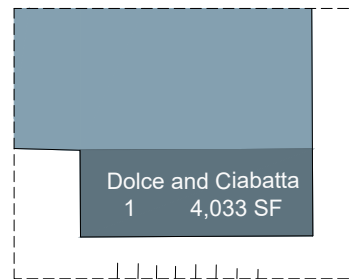
RETAIL 'B'
1"=30'



OVERALL SITE PLAN
1"=150'



RETAIL 'C'
1"=30'



RETAIL 'D'
1"=30'



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