

FORT EVANS PLAZA II

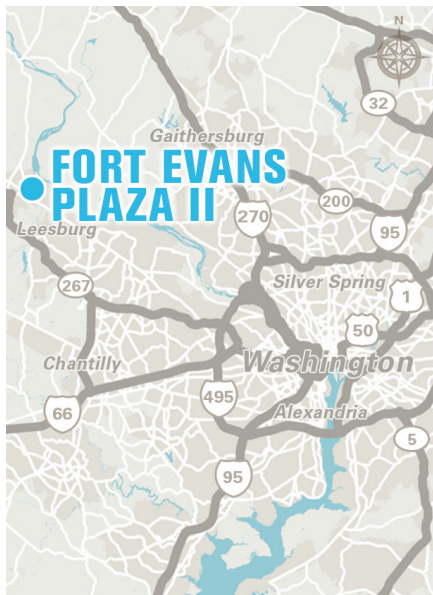
524 Fort Evans Road NE | Leesburg, VA 20176



Fort Evans Plaza II

MSA: Washington D.C. | GLA: 228,923

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

61,654



% POP. GROWTH
(ANNUAL)

0.53%



AVG. HH INCOME

\$157,309



MED. HH INCOME

\$127,412



HOUSEHOLDS

20,499



BACH. DEGREE+

56.38%

**2020 Demographic Source (PopStats)*

LEASING CONTACT - Jerry Taylor - jtaylor@kiterealty.com - 410.246.5584

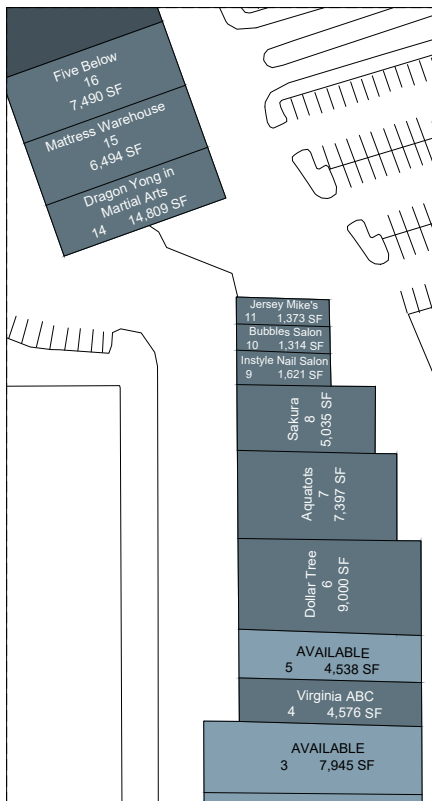


317-577-5600 kiterealty.com

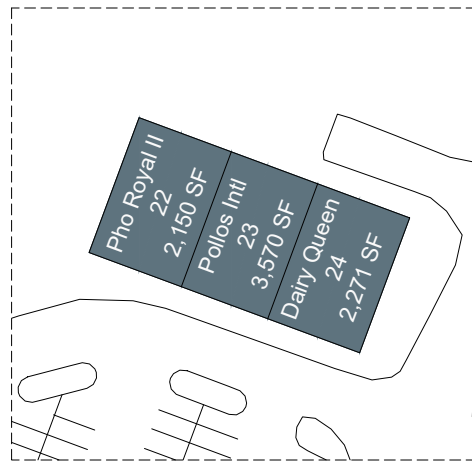


FORT EVANS PLAZA II

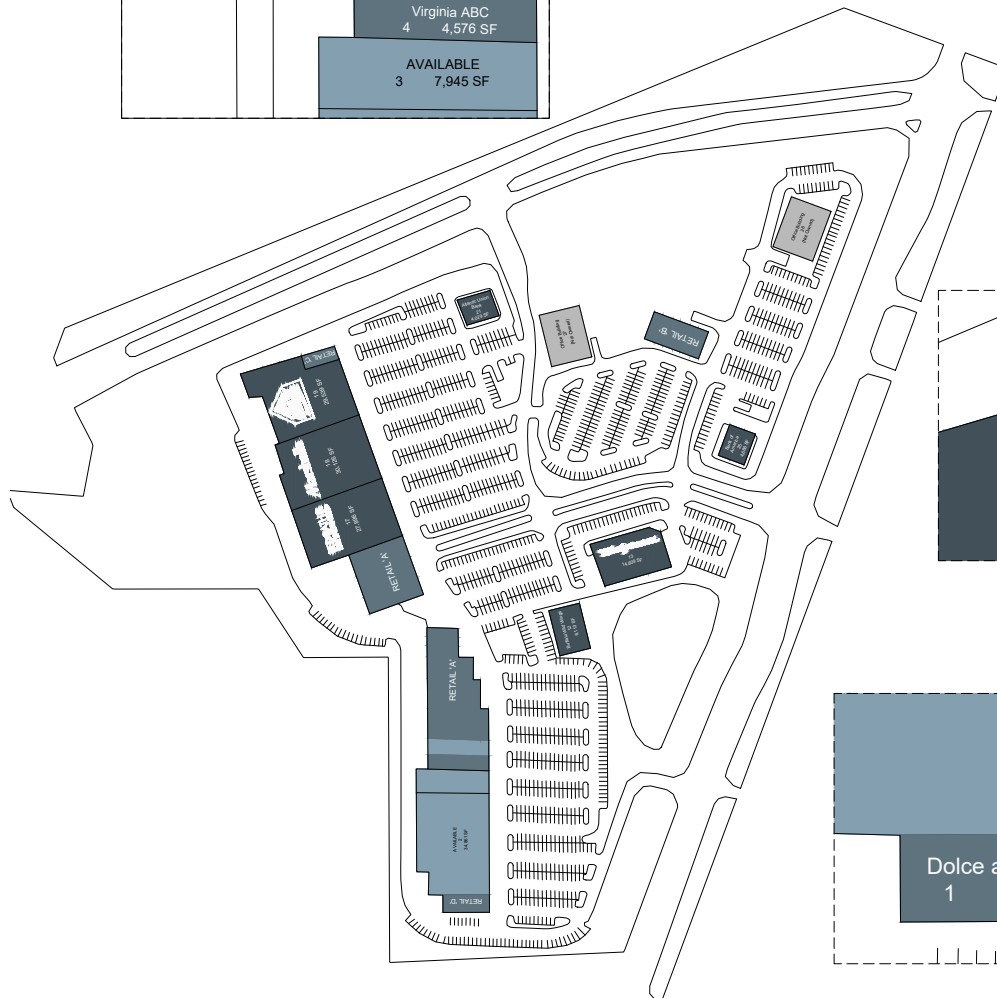
524 Fort Evans Road NE | Leesburg, VA 20176



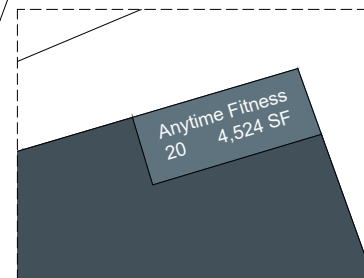
RETAIL 'A'
1"=30'



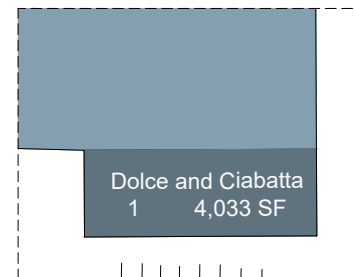
RETAIL 'B'
1"=30'



OVERALL SITE PLAN
1"=150'



RETAIL 'C'
1"=30'



RETAIL 'D'
1"=30'



317-577-5600 kiterealty.com

KRG
LISTED
NYSE