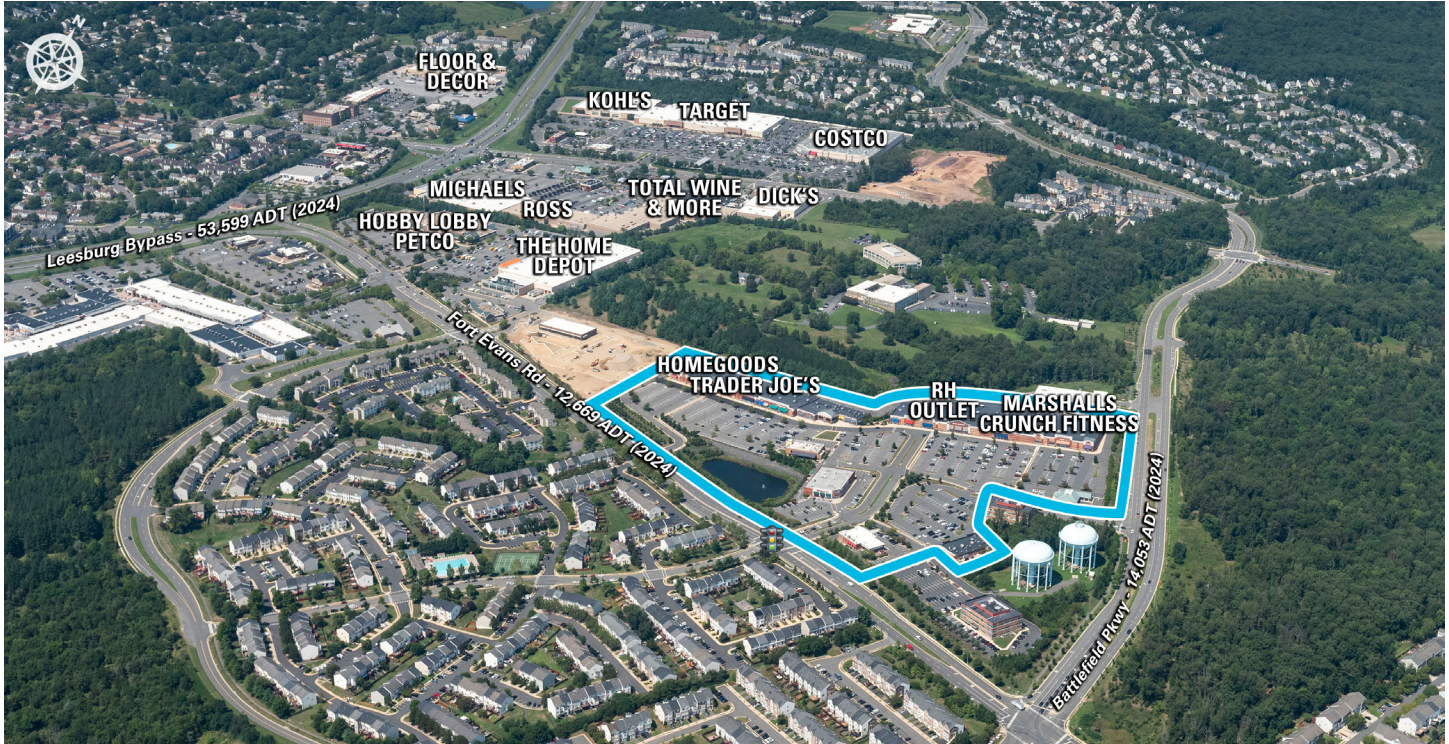


FORT EVANS PLAZA II

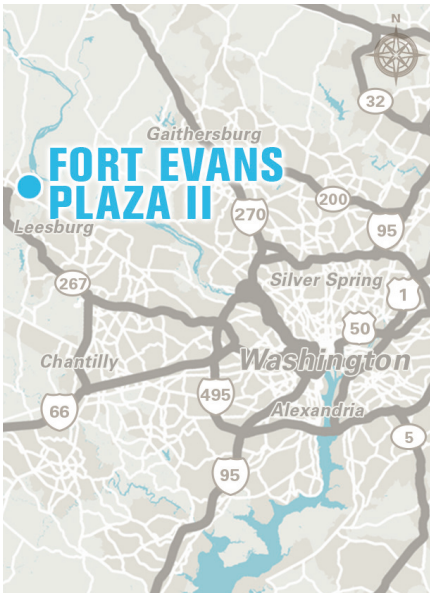
524 Fort Evans Road NE | Leesburg, VA 20176



Fort Evans Plaza II

MSA: Washington D.C. | GLA: 213,117

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, HomeGoods, Trader Joe's, Crunch Fitness, and RH Outlet.



3 MILE DEMOGRAPHICS



POPULATION

62,323



% POP. GROWTH
(ANNUAL)

0.8%



AVG. HH INCOME

\$208,160



MED. HH INCOME

\$168,503



HOUSEHOLDS

20,540



BACH. DEGREE+

59.5%

**2025 Demographic Source (PopStats)*

LEASING CONTACT - Tricia Mangum - tmangum@kiterealty.com - 571.534.5043

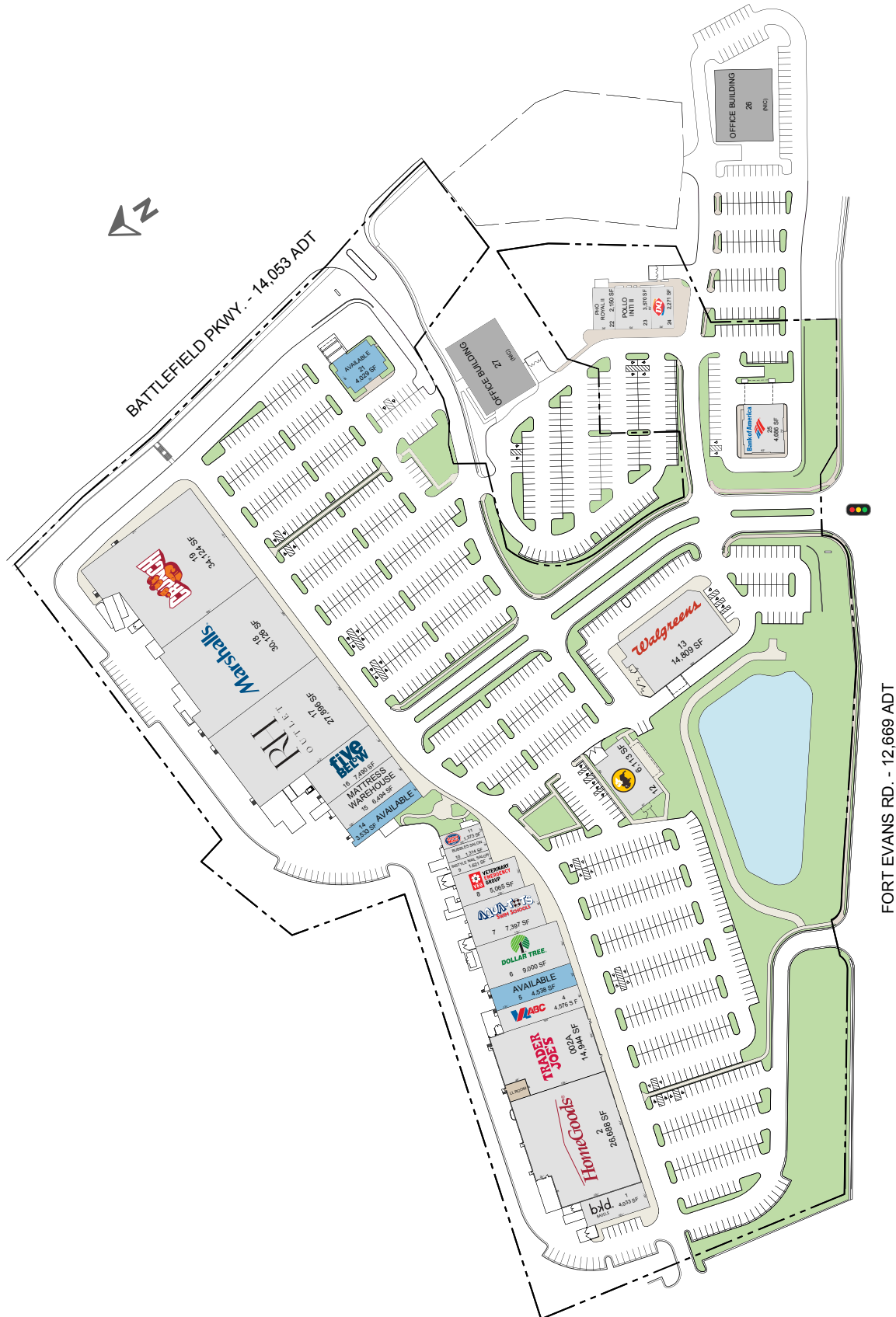


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