



YOUR SIGN



CLICK HERE TO WATCH
A VIRTUAL TOUR

FREESTANDING BUILDING FOR SALE OR LEASE

- For sale or lease.
- Located in the heart of Leesburg, VA.
- Great regional access with Route 15 and Route 7, and the Dulles Greenway nearby.
- Zoned B-3.
- Built in 2006.
- 3,650 SF 1st Floor + 1,000 SF 2nd Floor.

AVAILABLE SPACE

FOR PURCHASE

SALE PRICE	2020 TAXES	SIZE	CONDITION
NEGOTIABLE	\$13,315.59	4,650 SF	2ND GEN RESTAURANT

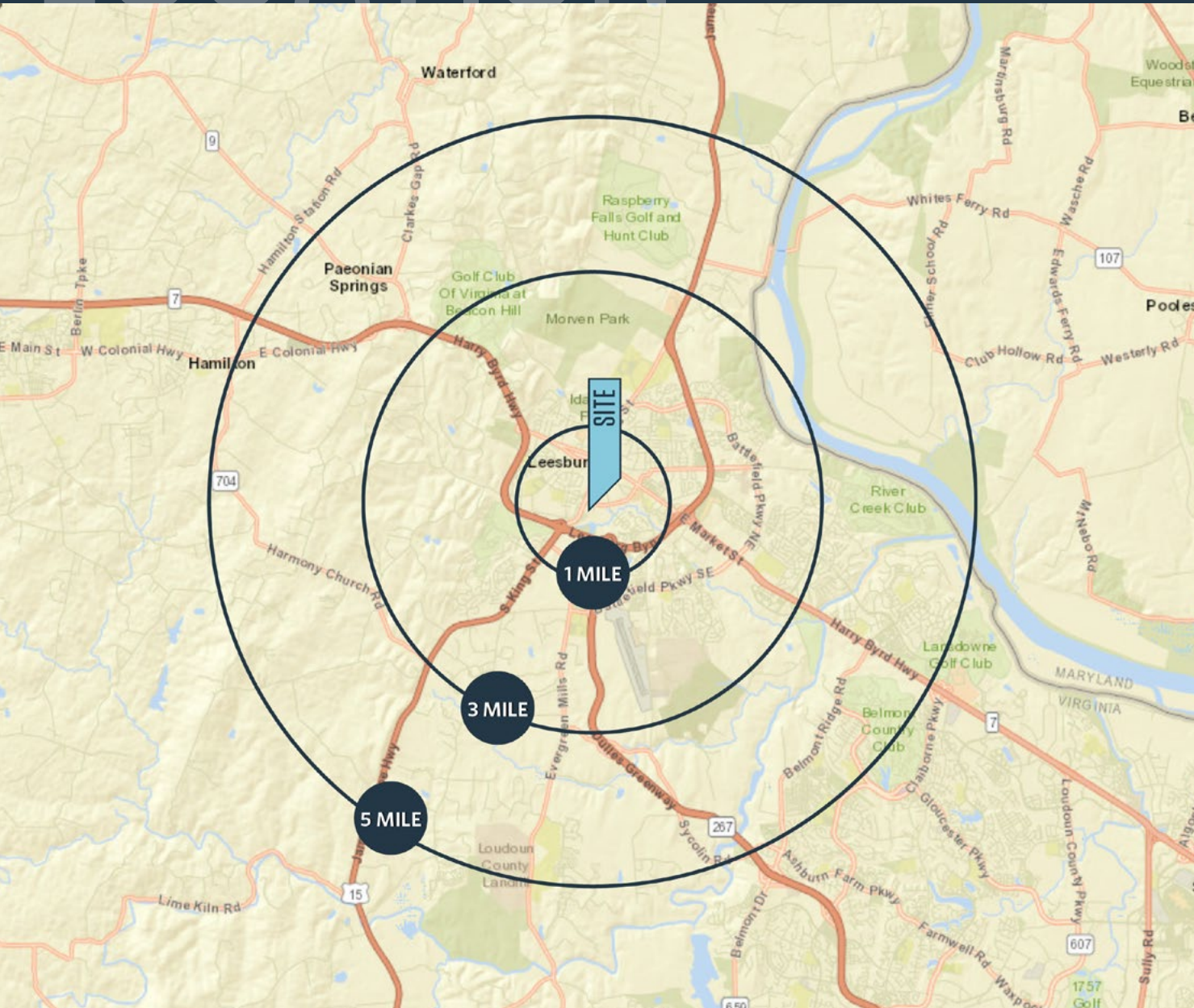
FOR LEASE

LEASE RATE	EST. NNN	SIZE	CONDITION
\$29.00 PSF	\$7.00 PSF	4,650 SF	2ND GEN RESTAURANT

LOCATION

17 CATOCTIN CIRCLE SE

17 CATOCTIN CIRCLE SE, LEESBURG, VA 20176, LOUDOUN COUNTY



AVAILABLE SPACE:

FOR PURCHASE

SALE PRICE	2020 TAXES	SIZE	CONDITION
NEGOTIABLE	\$13,315.59	4,650 SF	2ND GEN RESTAURANT

FOR LEASE

LEASE RATE	EST. NNN	SIZE	CONDITION
\$29.00 PSF	\$7.00 PSF	4,650 SF	2ND GEN RESTAURANT

DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
14,575	54,521	84,756
Daytime Population		
12,895	27,602	32,046
Households		
5,674	18,092	28,180
Average HH Income		
\$116,284	\$142,676	\$165,516

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

Catoctin Circle SE	16,000 ADT
--------------------	------------

CRAIG S. CHENEY

ccheney@klnb.com | 703-268-2705



SITE PLAN

17 CATOCTIN CIRCLE SE

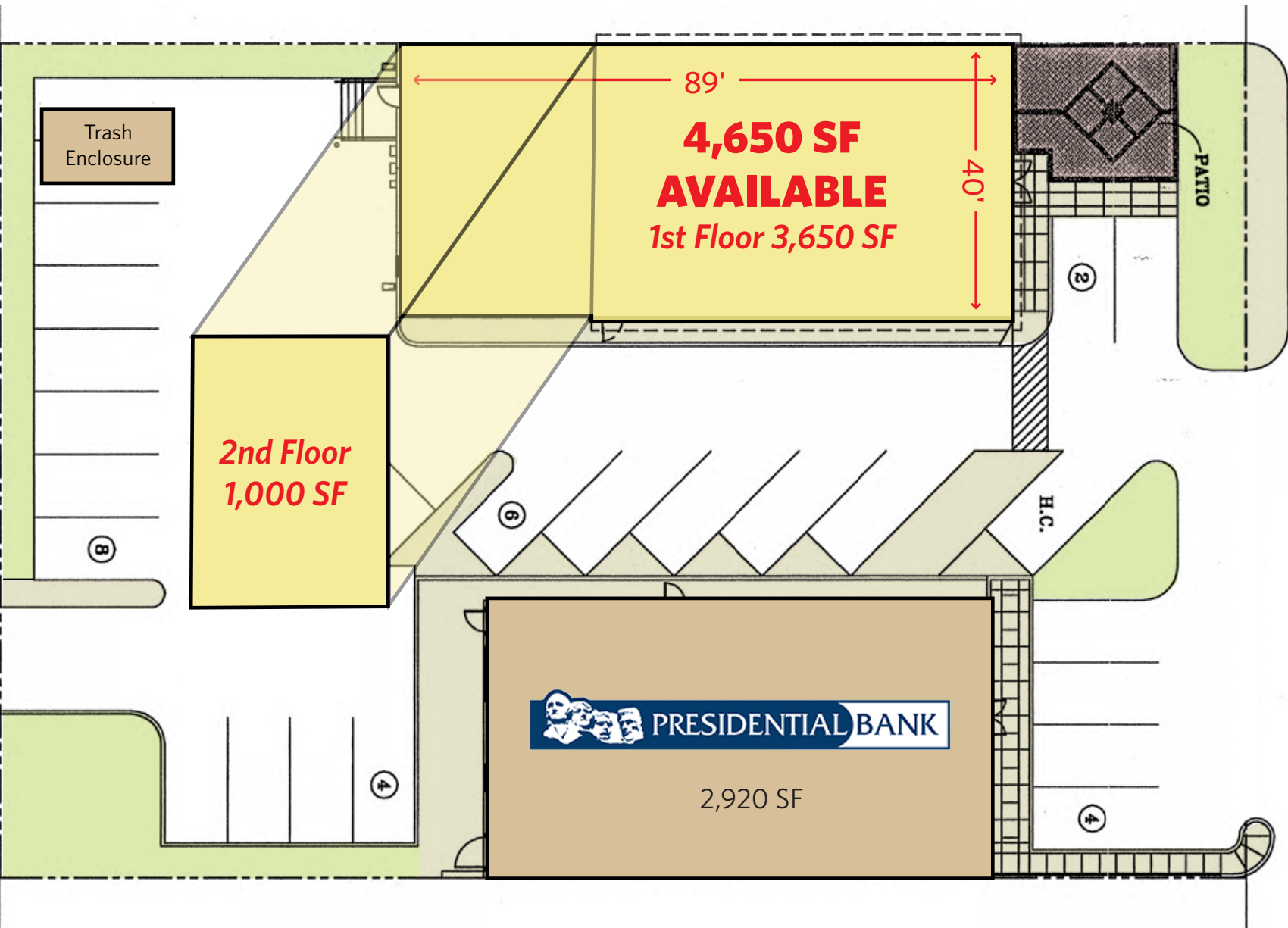
17 CATOCTIN CIRCLE SE, LEESBURG, VA 20176, LOUDOUN COUNTY

 **16,000**
(2018 ADT)

CATOCTIN CIRCLE SE

EAST 1ST STREET SE

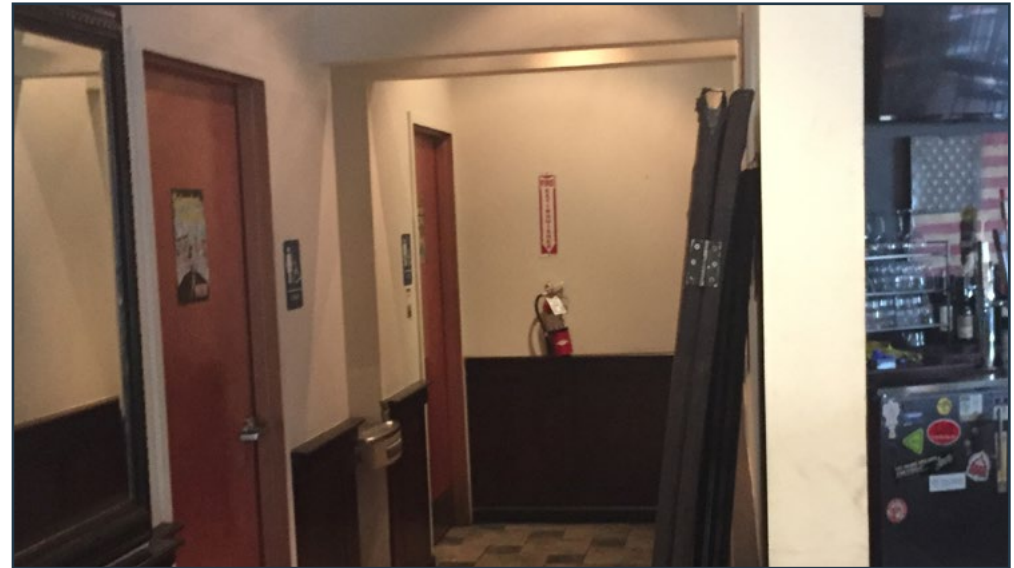
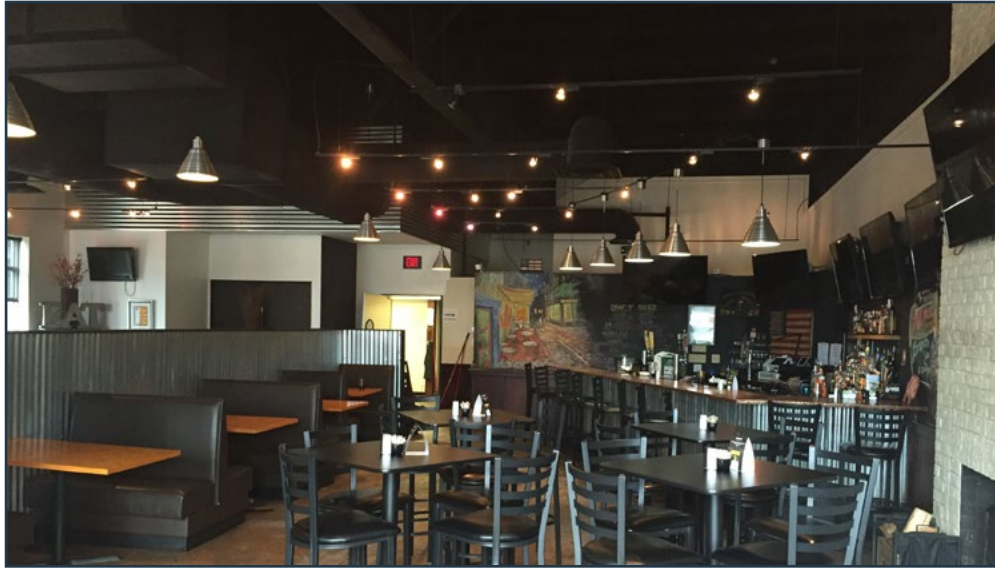
UNSTRIPED PUBLIC PARKING AVAILABLE



PHOTOS

17 CATOCTIN CIRCLE SE

17 CATOCTIN CIRCLE SE, LEESBURG, VA 20176, LOUDOUN COUNTY



CRAIG S. CHENEY

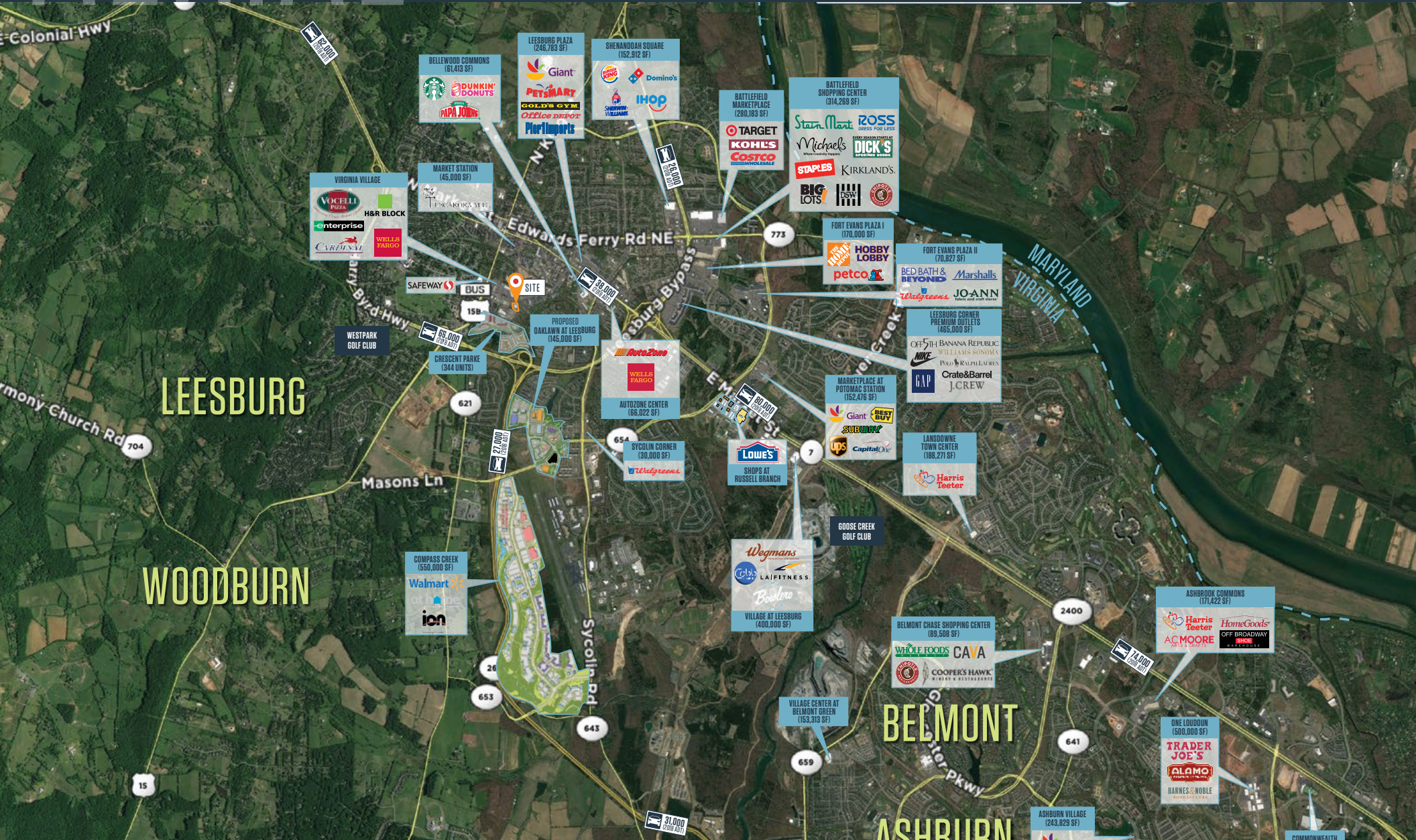
ccheney@klnb.com | 703-268-2705

klnb

AERIAL

17 CATOCTIN CIRCLE SE

17 CATOCTIN CIRCLE SE, LEESBURG, VA 20176, LOUDOUN COUNTY





17 CATOCTIN CIRCLE SE

17 CATOCTIN CIRCLE SE, LEESBURG, VA 20176, LOUDOUN COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG S. CHENEY

ccheney@klnb.com | 703-268-2705

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....
klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.