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RETAIL FOR LEASE

- 45,982 sf free-standing building formerly occupied by WOLF Furniture.
- Unobstructed visibility to Leesburg Bypass (45,673 cars per day).
- Well located in the heart of Leesburg with accessibility from Edwards Ferry Rd and Market St.
- Zoned B2.

JOE FLEISCHMANN

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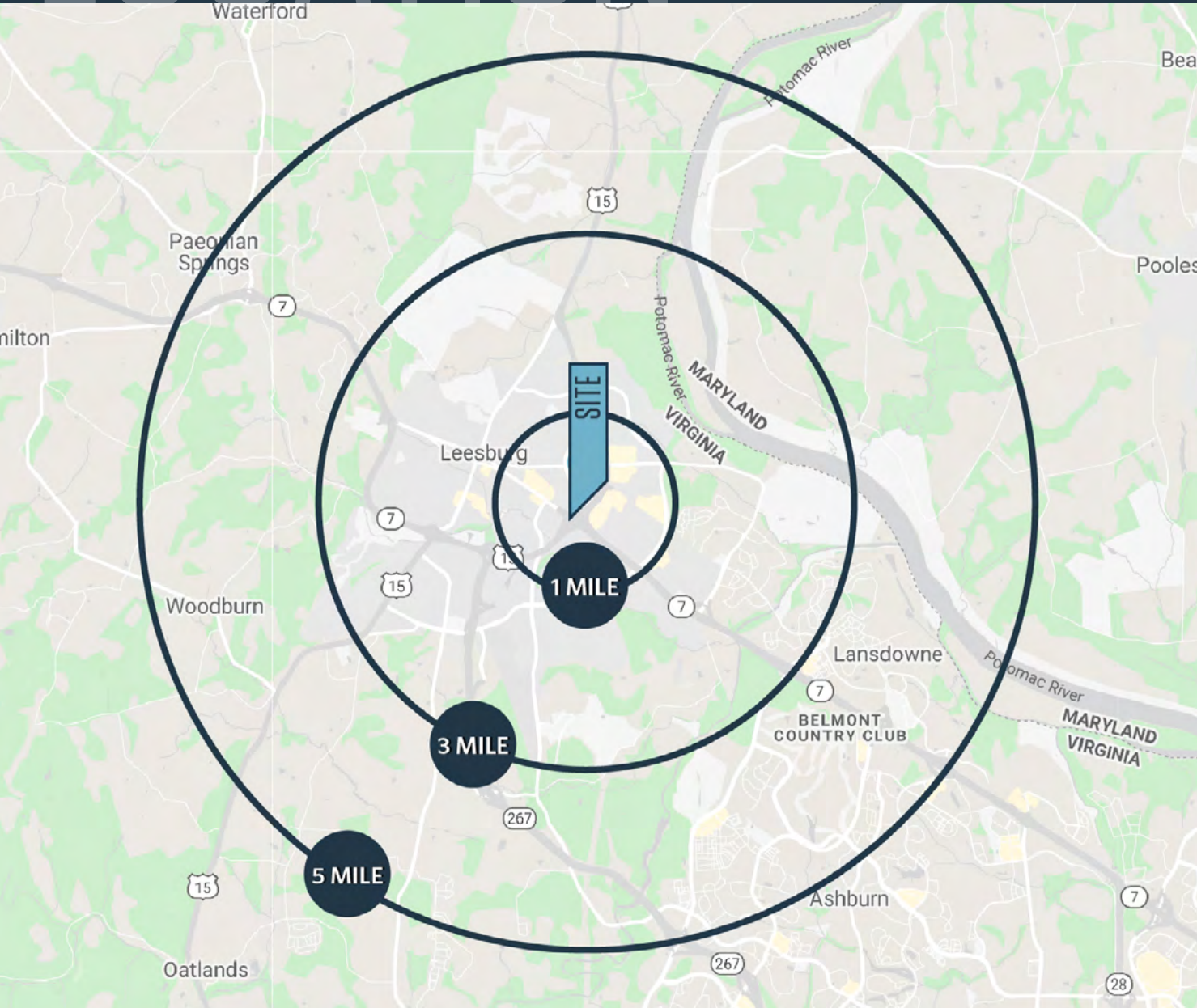
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LOCATION

131 FORT EVANS RD NE

131 FORT EVANS RD NE, LEESBURG, VA 20175, TOWN OF LEESBURG



DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	17,235	60,045	96,831
Daytime Population	11,045	26,501	36,543
Households	5,819	19,906	32,557
Average HH Income	\$102,467	\$157,181	\$172,313

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Leesburg Bypass	45,673 ADT
E Market St	38,827 ADT

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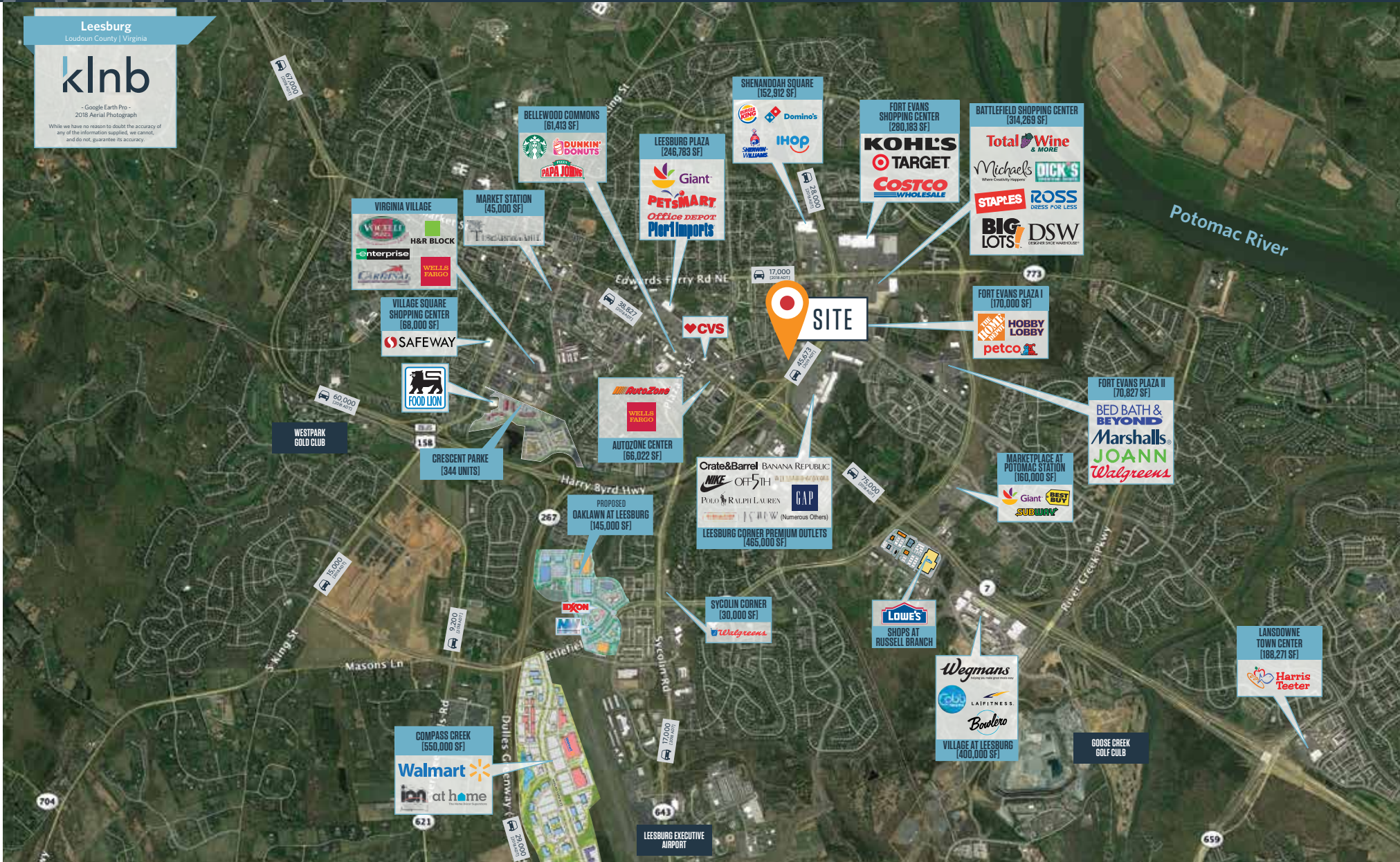
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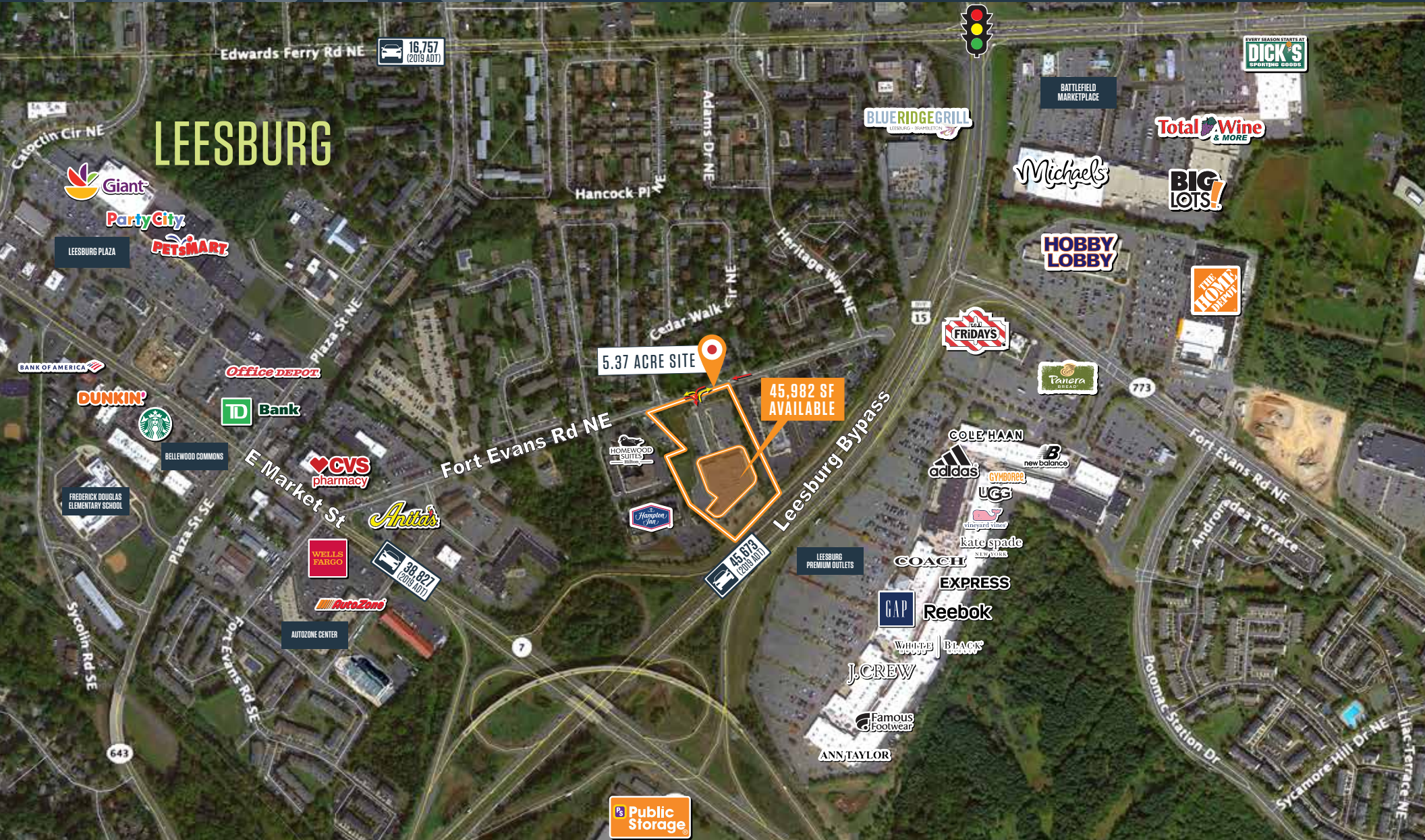
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CLOSE-UP

131 FORT EVANS RD NE

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SITE PLAN

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Ceiling Heights
Floor to finished ceiling in showroom - 13'
Floor to bottom of joist - 15'-6"
Floor to ceiling - 18'-4"

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PHOTOS

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