



NEARBY RETAILERS



LAND FOR SALE

- 5.27 +/- Acres
- Zoned B-3
- Prime development opportunity located in the heart of the Leesburg trade area
- The site fronts Edwards ferry Rd, providing strong access and visibility
- Conveniently located between major N/S arterials - Leesburg By-Pass & Battlefield Parkway

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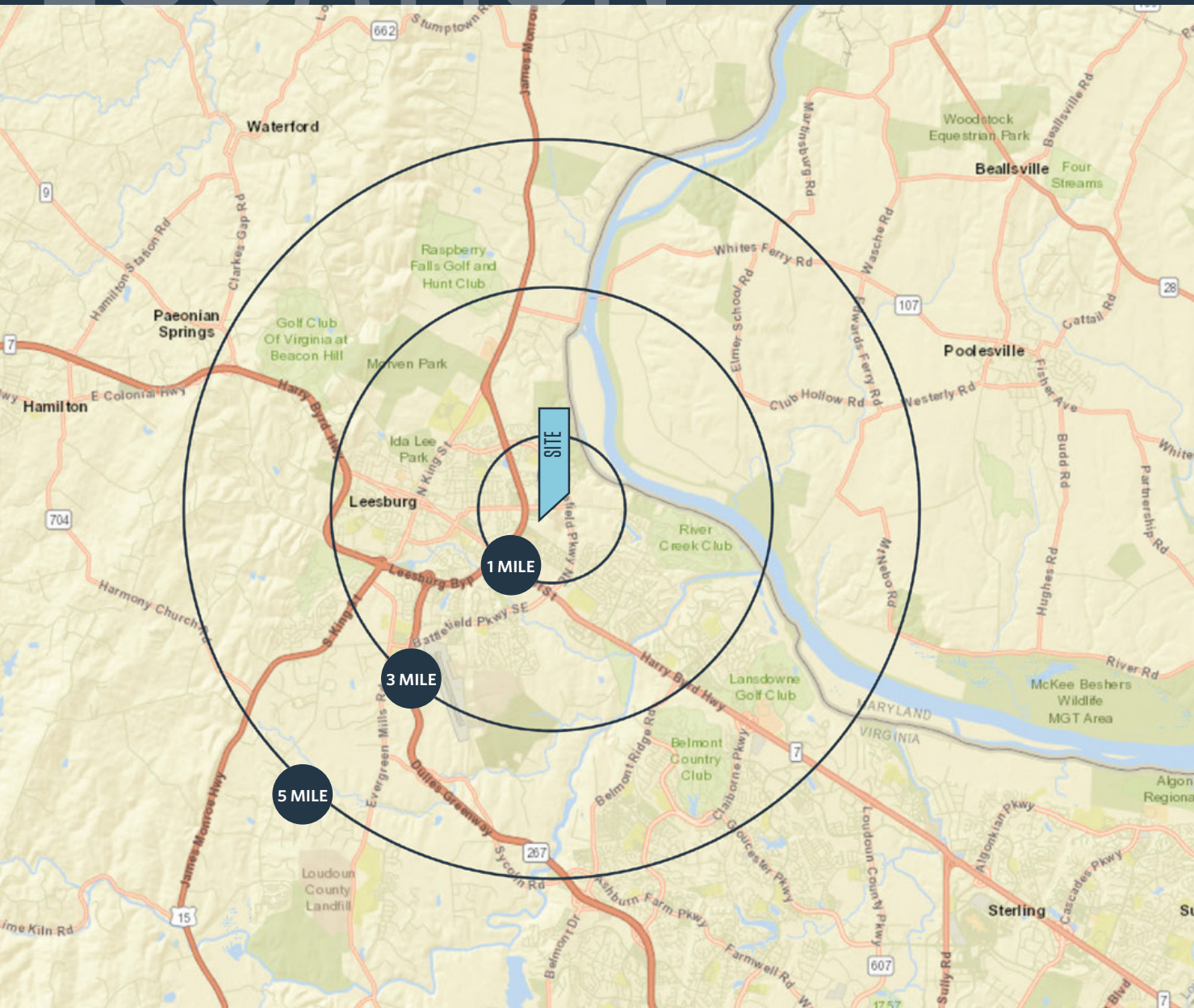
DIMITRI GEORGELAKOS

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LOCATION

1301 EDWARDS FERRY RD NE

LEESBURG, VA 20176



PROPERTY HIGHLIGHTS:

5.27 +/- Acres

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
13,399	60,836	94,991
Daytime Population		
6,385	27,216	36,331
Households		
4,168	20,175	32,063
Average HH Income		
\$123,285	\$159,520	\$170,806

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Edwards Ferry Rd 14,000 ADT

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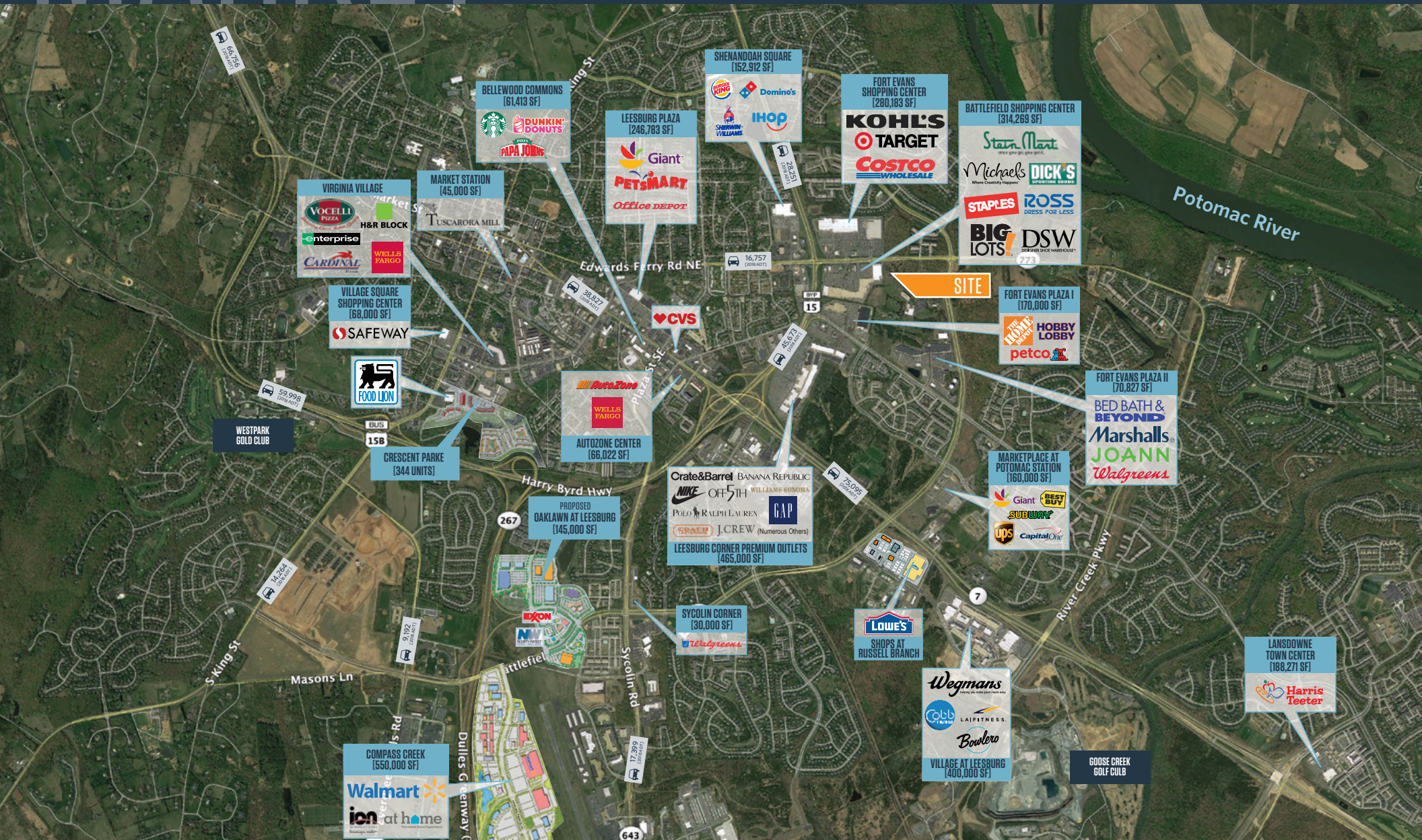
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MARKET

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CLOSE-UP

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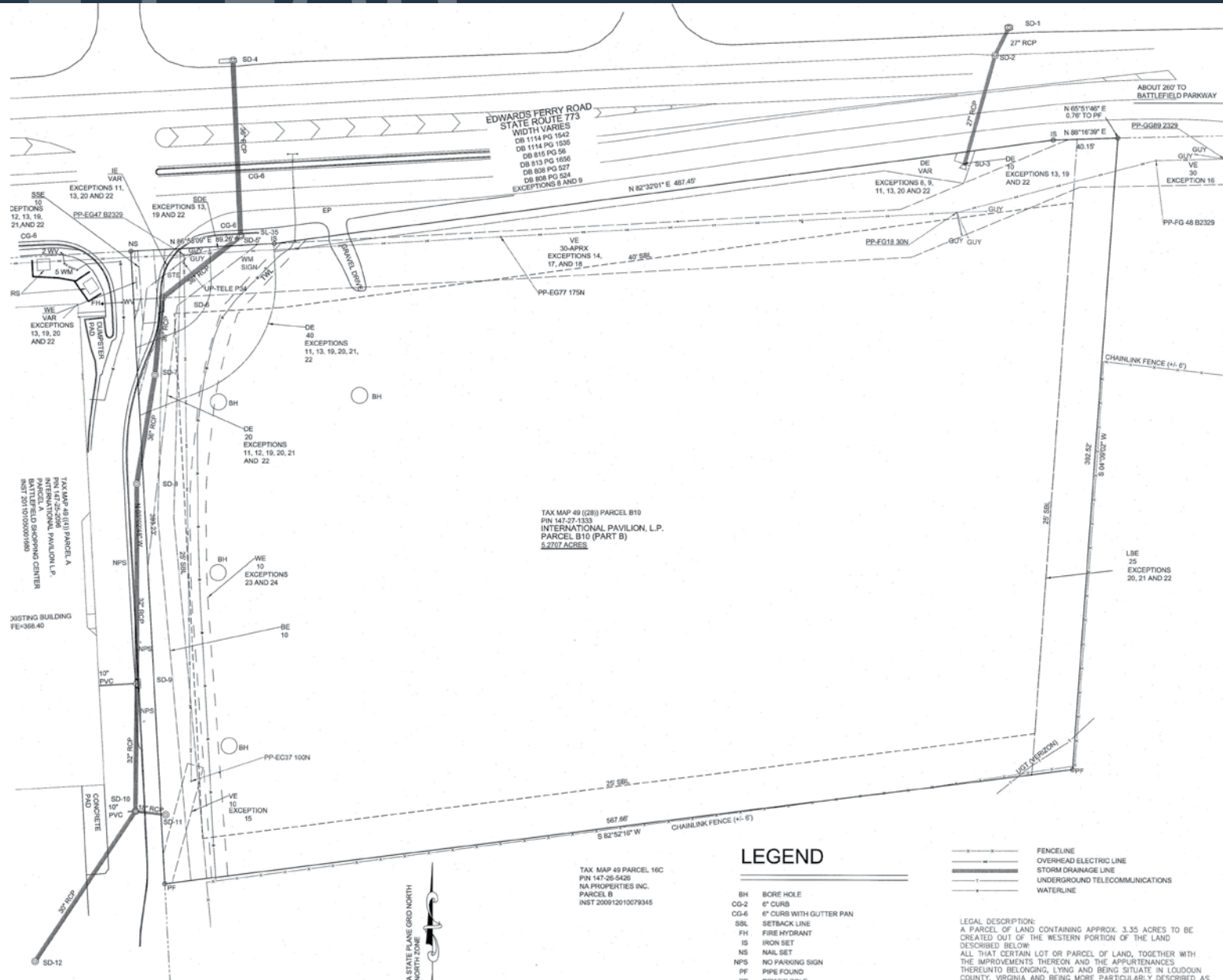
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SITE PLAN

1301 EDWARDS FERRY RD NE

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FOR MORE INFORMATION, PLEASE CONTACT:

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