

VILLAGE CENTER AT ROUND HILL



klnb

EVENING STAR DR & E LOUDOUN ST | ROUND HILL, VA 20141 | LOUDOUN COUNTY

RETAIL FOR LEASE

- New and rare retail development in Round Hill, VA!
- Retail pad and multi-tenant opportunities available.
- The Round Hill trade area is just west of Purcellville and enjoys an average household income of \$206,700 per year within a 1 mile radius.
- Missing in the market are restaurants, day care, drug store, medical, and other retailers.
- Zoned PD-CC



CLOSE-UP AERIAL



7

 **28,484**
(2021 ADT)

Evening Star Dr

E Loudoun St

 **5,714**
(2021 ADT)

7

Harry Byrd Highway

 **26,886**
(2021 ADT)

ROUND HILL
LOCAL GROCERY

ROUND HILL
MINI MARKET

Tammy's
GROCERY

UNITED STATES
POST OFFICE

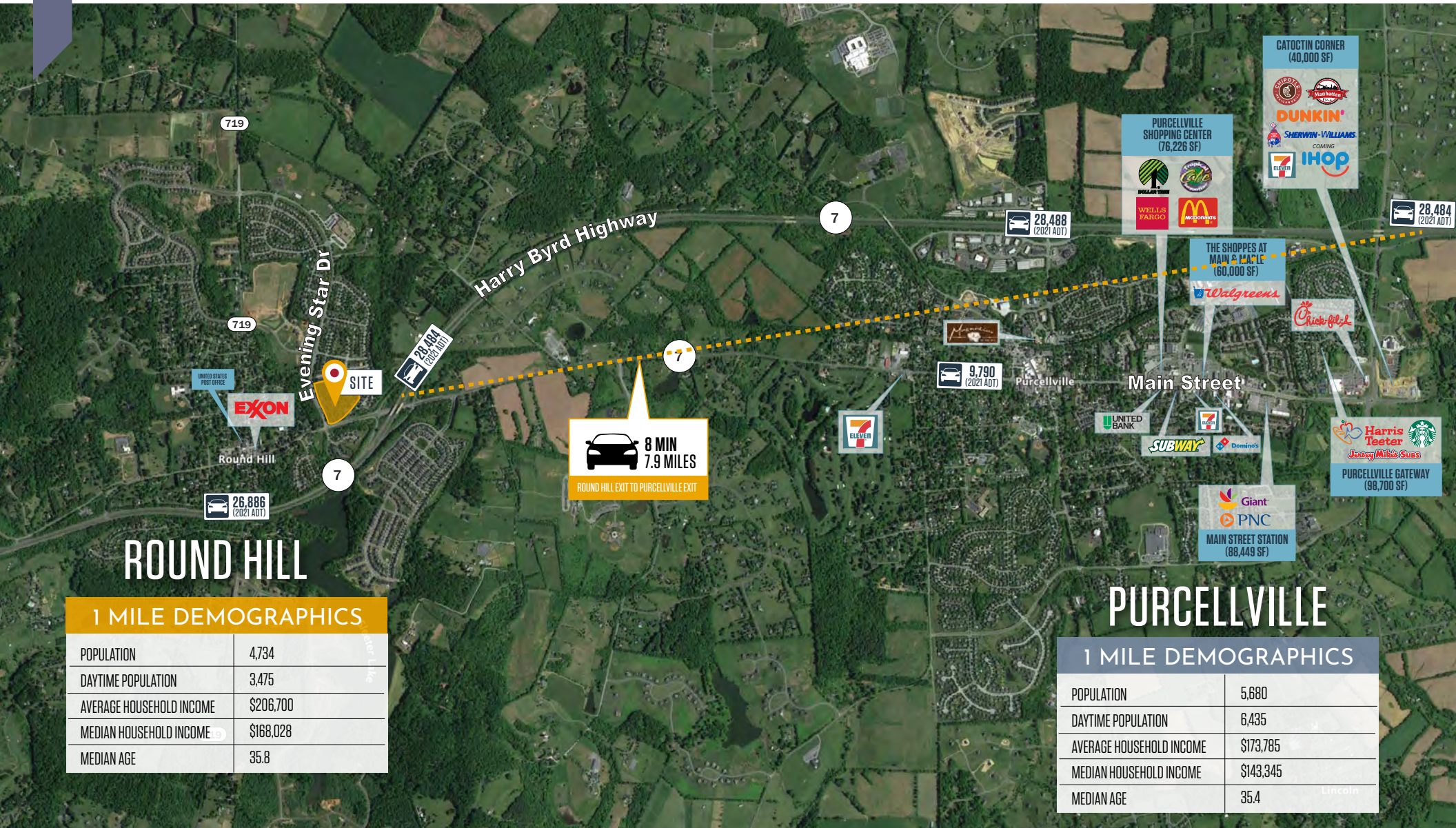
ROUND HILL
SMILE
DESIGN

EXXON

House Paws

E Loudoun St

DRIVE-TIME AERIAL



SITE PLAN



BLDG RETAIL SF

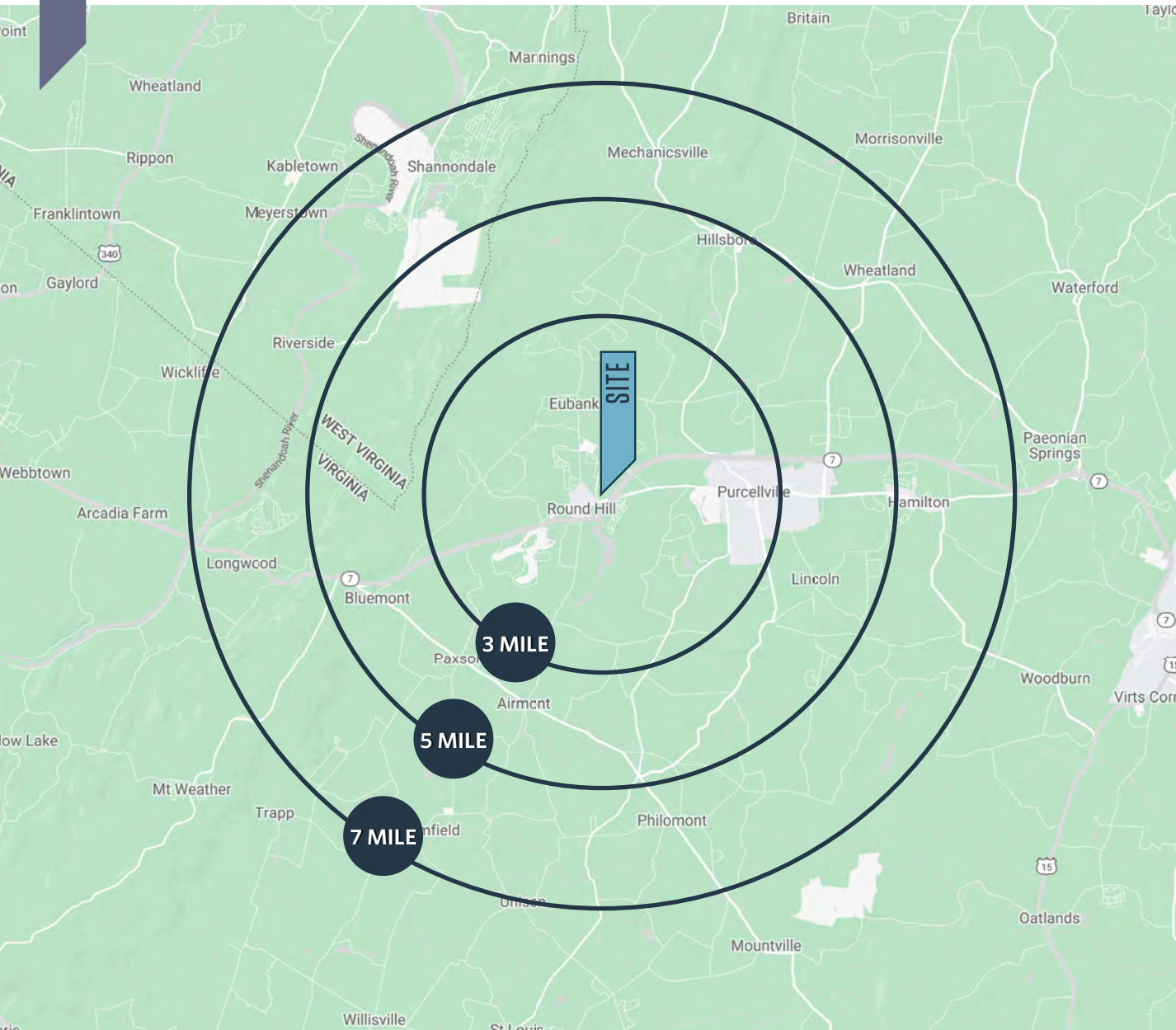
1A	6,500 SF
1B	6,500 SF
2	10,000 SF (2 Levels)
3	7,000 SF
4	14,300 SF (Lower Level Retail with Farmer's Market)
5	6,000 SF
6	6,000 SF

KEY

- 1 STORY BUILDING
- MULTI LEVEL BUILDING



DEMOGRAPHICS



POPULATION

3-MILE	5-MILE	7-MILE
15,503	26,178	38,166



DAYTIME POPULATION

3-MILE	5-MILE	7-MILE
2,816	8,801	21,681



HOUSEHOLDS

3-MILE	5-MILE	7-MILE
5,206	12,594	24,229

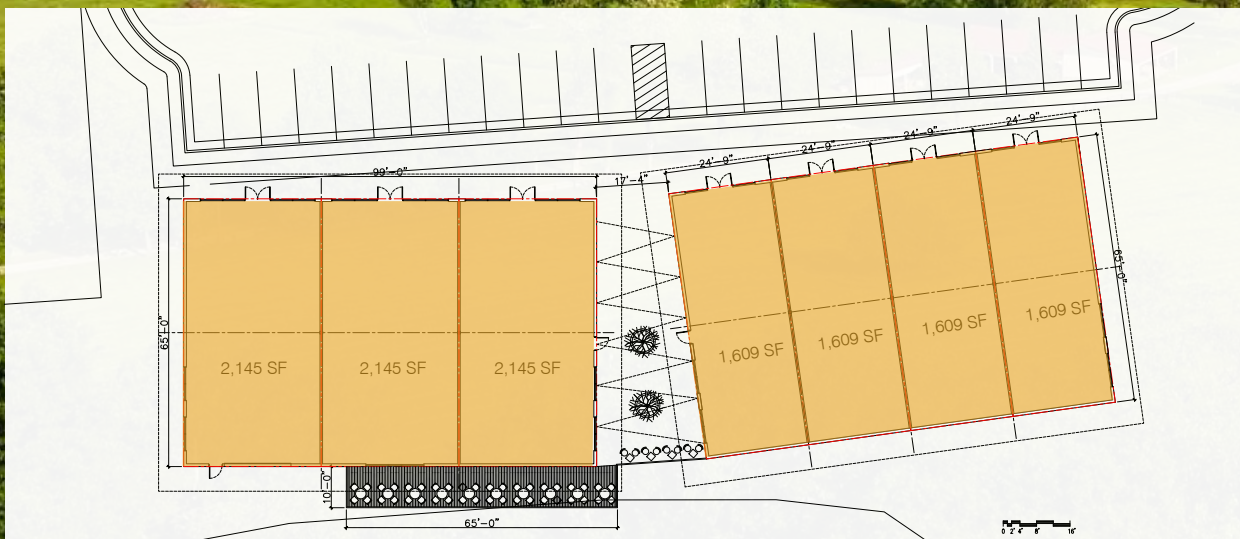
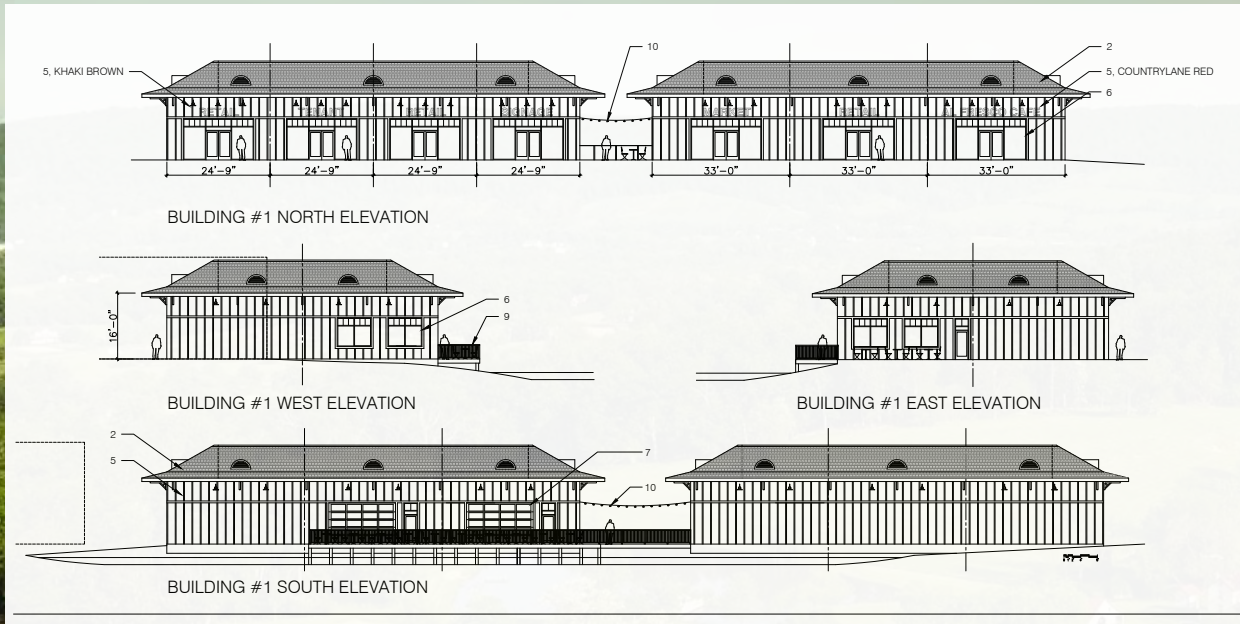


AVERAGE HH INCOME

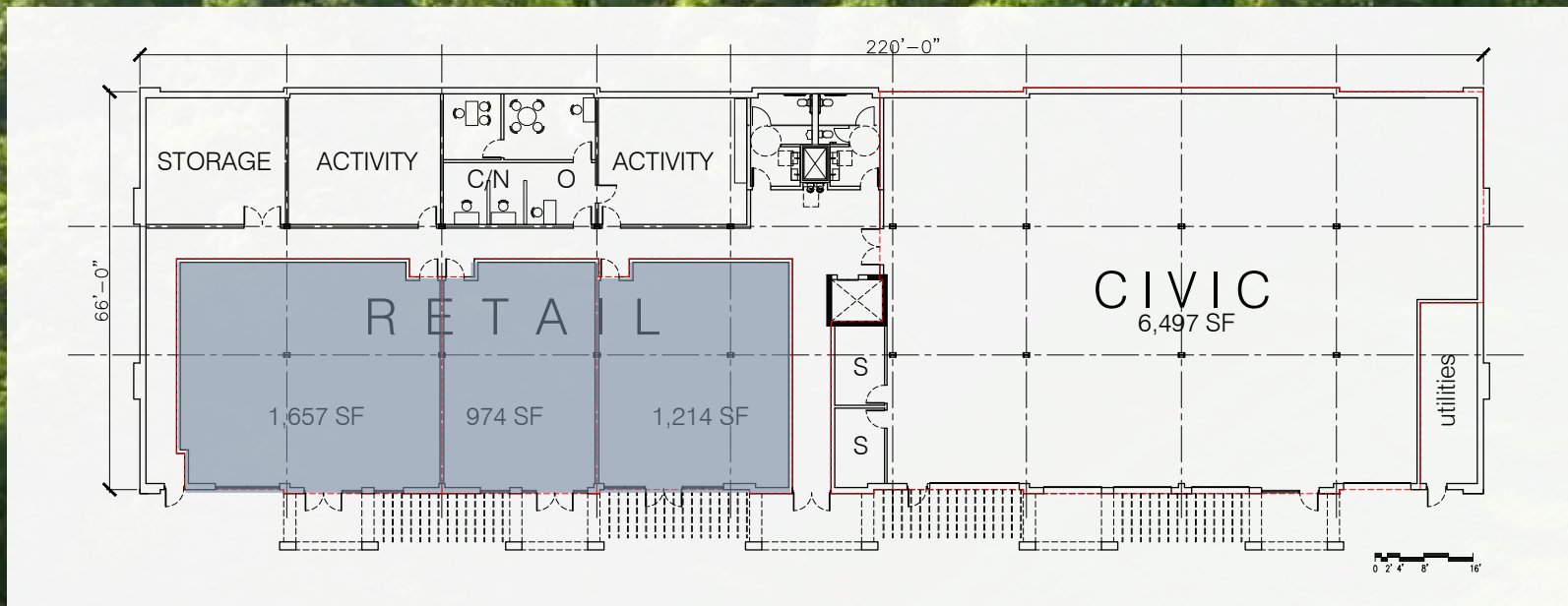
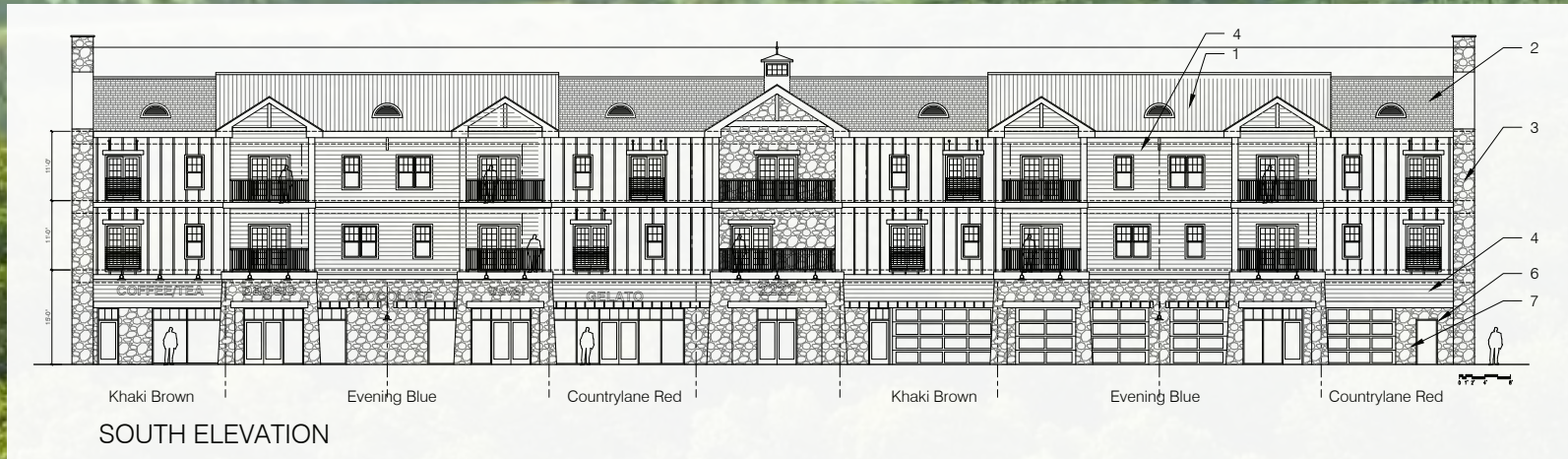
3-MILE	5-MILE	7-MILE
\$111,020	\$109,928	\$108,923

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

BUILDING 1A & 1B



BUILDING 4





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