

RETAIL SPACE FOR LEASE

EXETER SHOPPING CENTER

700 Fieldstone Drive, Leesburg, Virginia
Premium location and excellent value

OPPORTUNITY

- Suites 104 & 106 (Former Dry Cleaner Space)
3,505 SF
- Suite 128 & 130 (Available in April 2027)
2,903 SF



HIGHLIGHTS

- High visibility location
- Located just north of the Leesburg Corner Premium Outlets on the corner of Route 15 & Battlefield Parkway
- Route 7, Route 15 & Dulles Greenway in the immediate vicinity
- Excellent demographics
- Strong retail market
- End cap space available with excellent exposure.
- Possible outdoor restaurant seating.
- 20-foot ceiling height
- Modified vanilla box delivery
- Generous Tenant Improvement Allowance
- Former Dry Cleaner Space available

RENTAL RATE

- \$30.00 PSF, NNN
NNN- \$ 7.12 (OPEX= \$4.86 and Taxes= \$2.26)

TERM

- 5-10 years



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JAMES LEGAT
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RETAIL SPACE FOR LEASE

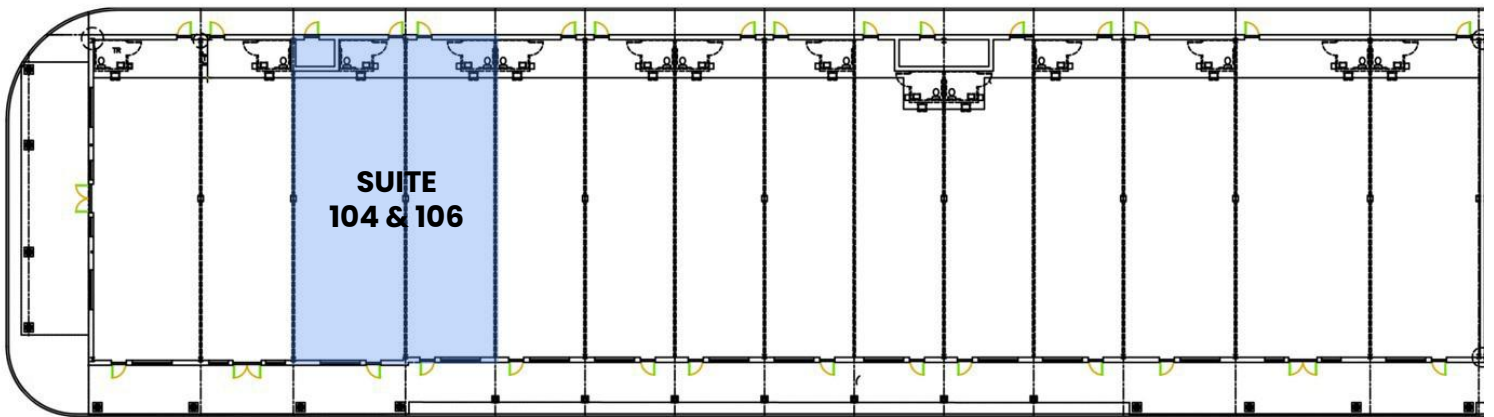
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Suite 104 & 106:

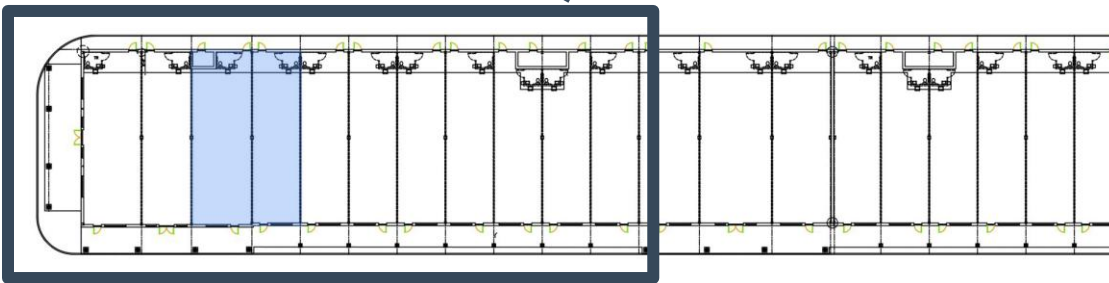
3,505 SF

FIRST FLOOR

FORMER DRY CLEANER SPACE WITH FULL BUILDOUT



PHASE 1



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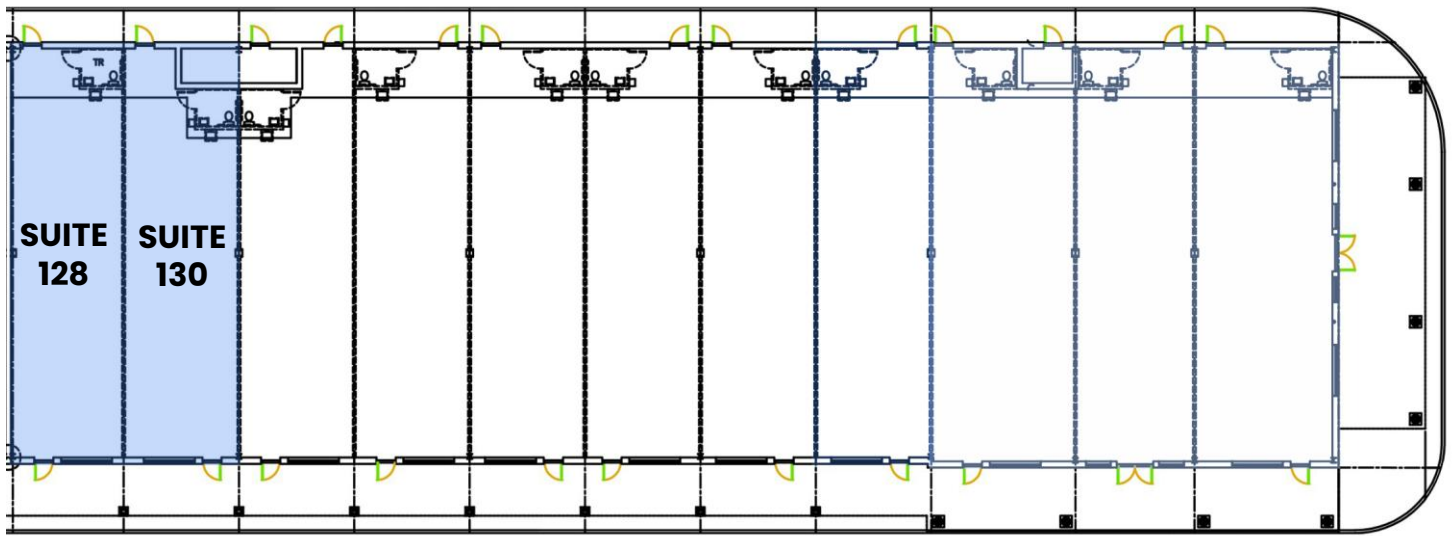
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FIRST FLOOR

PERFECT FOR A RESTAURANT WITH OUTDOOR SEATING



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AMENITY MAP



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AERIAL PHOTOS



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