



RENAUD
CONSULTING
 COMMERCIAL REAL ESTATE

Main Street Station

1000 E. Main Street, Purcellville, VA 20132

Retail Space For Lease



Quick Facts

PROJECT SIZE

79,100± SF

AVAILABILITY

- 980 SF
- 1,396 SF
- 1,440 SF
- 2,880 SF (or 5,716 SF contiguous)
- 3,089 SF Pad Building

DEMOGRAPHICS

	POPULATION	AVG. INCOME	GROWTH RATE
1 mile	5,579	\$128,357	2.91%
3 mile	14,759	\$141,808	2.99%
5 mile	23,894	\$150,522	3.01%

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Traffic in this area includes 10,000 VPD on Main Street (Business Rte. 7). The market area is a small retail space in Loudoun County.

[Click For Street View](#)



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Leasing Plan

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Tenants

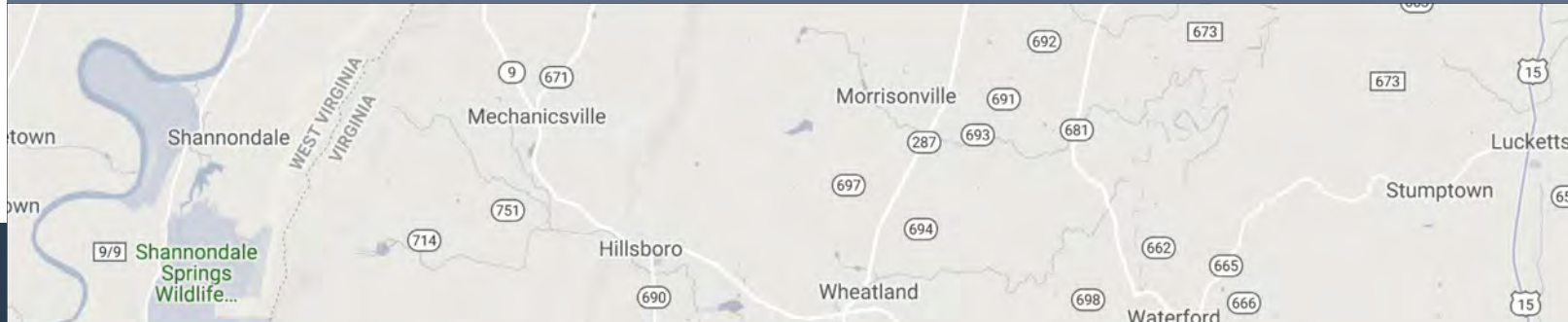
A	Casa Tequila	3,600
B	Eastern Carryout	1,020
C	Dulles Eyes	1,045
D	Heritage Cleaners	1,200
E	Nailtique & Spa	1,200
F	Available	980
G	Salon Allure	1,200
H	My Cell	1,200
I	Velocity Wings	3,180
J	Papa Johns	1,200
K	Available	1,440
L	Available	2,880
M	Available	1,396
N	Available (former Capital One)	3,089
O	Giant	55,019



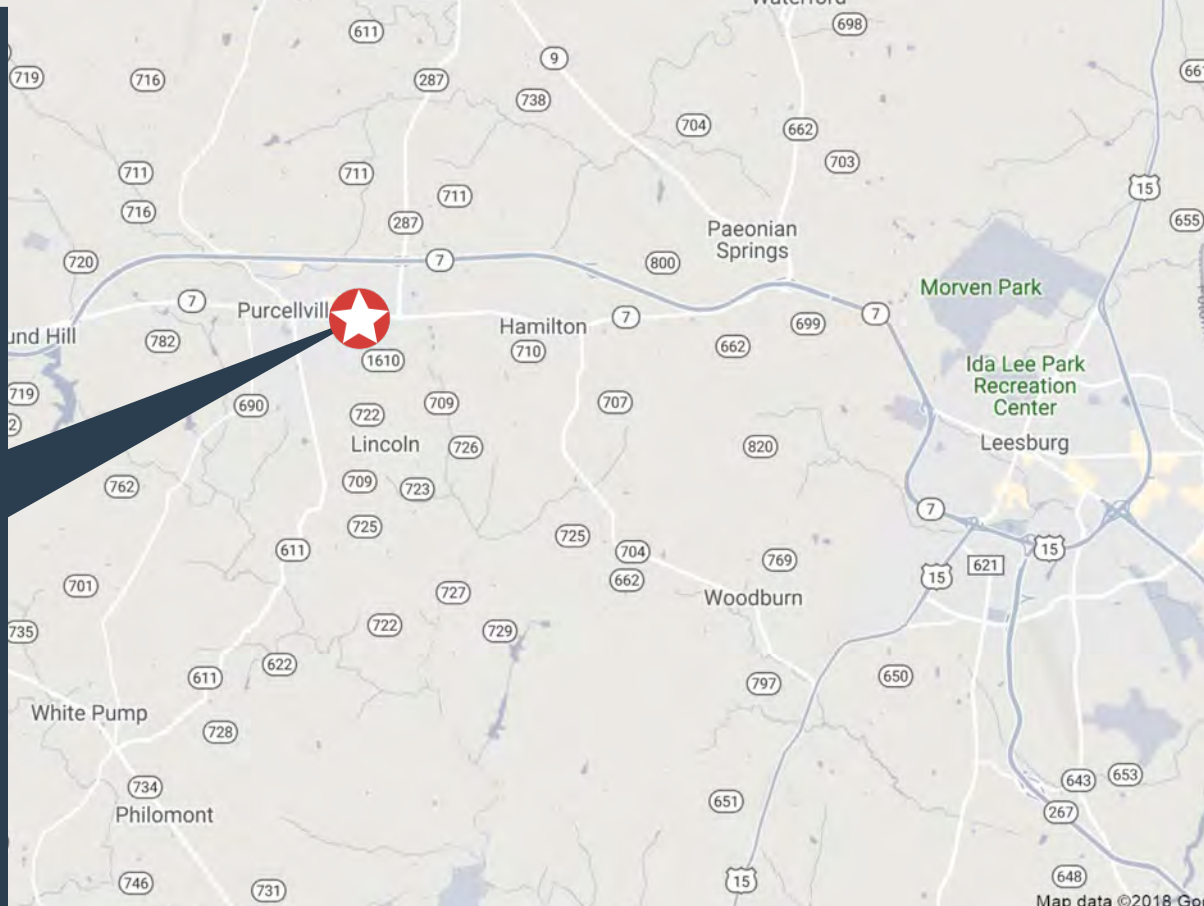
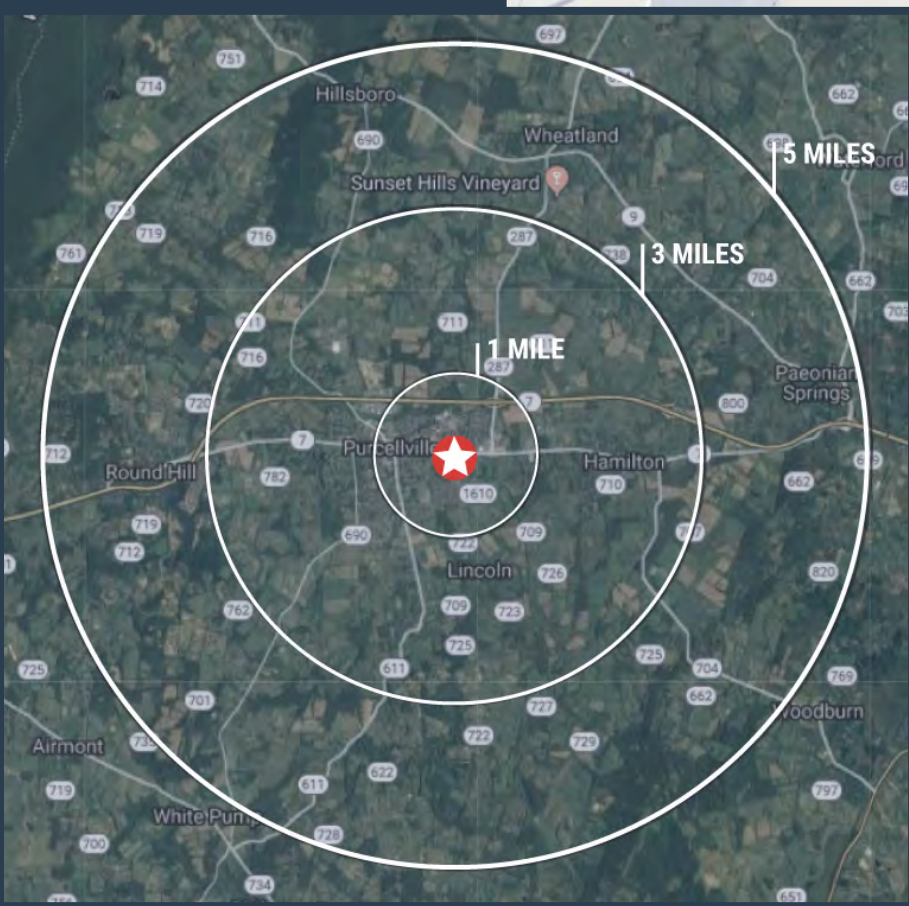


Location Map

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Radius Map





Competitive Map

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In The Area

NEARBY RETAILERS

- Rite Aid
- Exxon
- Autozone
- 7-Eleven
- Harris Teeter
- The UPS Store
- Starbucks
- Sweet Frog
- Chipotle

