



# Purcellville Shopping Center

609 E. Main Street, Purcellville, VA 20132

**Retail/Office Space For Lease**

## RENAUD CONSULTING

COMMERCIAL REAL ESTATE

### Quick Facts

#### PROJECT SIZE

108,288 ± SF

#### AVAILABILITY

2,900 SF

1,050 SF

2,680 SF

1,000 SF

1,500 SF

#### DEMOGRAPHICS

POPULATION AVG. INCOME

5 mile

72,287

\$115,774



**Click For Virtual Tour!**

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This site is located in the center of town at Main Street. It has easy access from Business Route 7 (East Main Street) at a signalized intersection.

[Click For Street View](#)

JOIN THESE RETAILERS:



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)



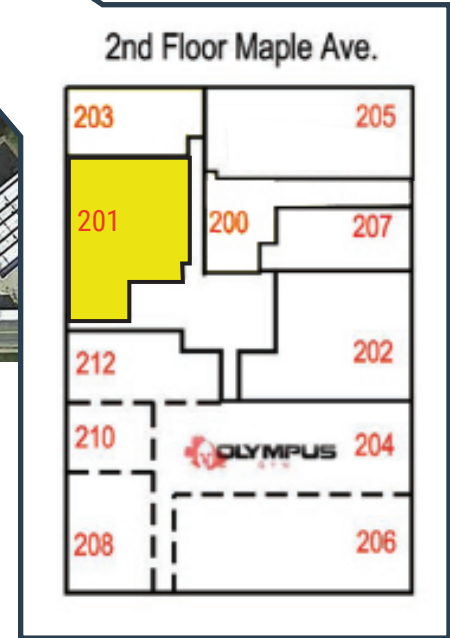
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# Tenants

AA	Available	2,680
BB	Tropical Smoothie Cafe	1,714
CC	Mail-It-All	1,400
A&B	900 Degree Pizza	2,100
C	Purcellville Cleaners	1,100
D	Maple Trading Smoke Shop	1,200
E	VA Farm Bureau Insurance	1,200
F	Glo Studio	1,200
G	Northern Virginia Tattoo	1,400
H	Yoga Time Studio	1,400
K-1	Blue Ridge Hospice	14,900
K-2	Dollar Tree	12,263
K-3	Anytime Fitness	6,964
K-4	Burr Fitness	2,000
M	Advance Auto	7,800
N	Gringo Gordo	2,640
O-P	Bicycles & Coffee	2,180
Q	Purcellville Pharmacy	1,388
R	Pro Nail II	1,200
S	AT&T	900
T	Timothy Smith, DDS	2,500
U	Purcellville Eats	1,200
V	Victoria's Past Tyme	1,200
W	Doggie Wash	1,200
X	Available	1,000
Y	Pen's Oriental	2,600
<i>East Main Street Total</i>		<b>77,329</b>
A-D	Dogtopia	6,000
E	Shenandoah Furniture	1,700
H	Available	1,500
F	Available	1,050
I, J	Smokin' Willy	4,050
<i>Maple Ave 1st Floor Total</i>		<b>15,900</b>



200	Complete Health	682
201	Available	2,900
202	Mark Smith, DDS	2,250
203	Wolford & Chen, P.C.	950
204-212	Olympus Gym	8,000
205	Lava Technology	2,218
207	Station Stitches	650
<i>Maple Ave 2nd Floor Total</i>		<b>17,172</b>
300	Stepping Stones Academy	9,000
310	Grace Bible Church	4,500

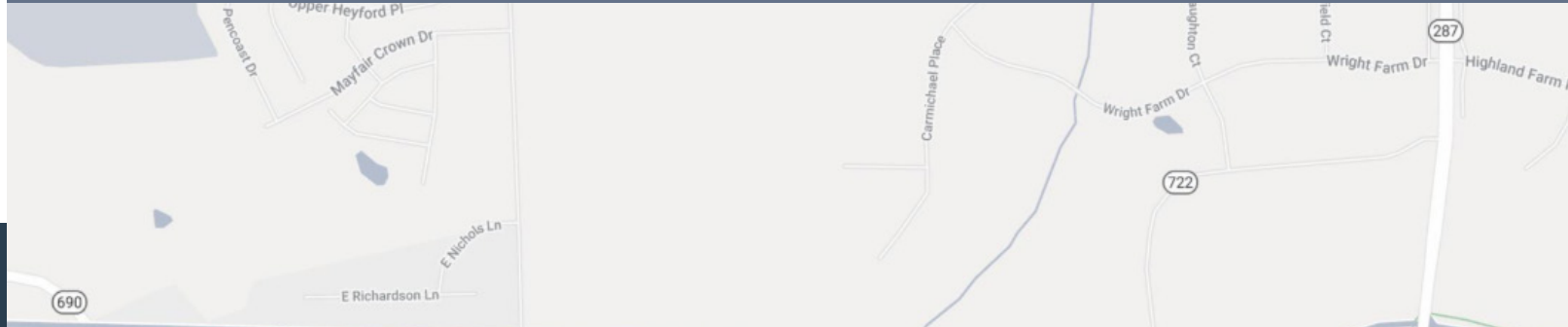




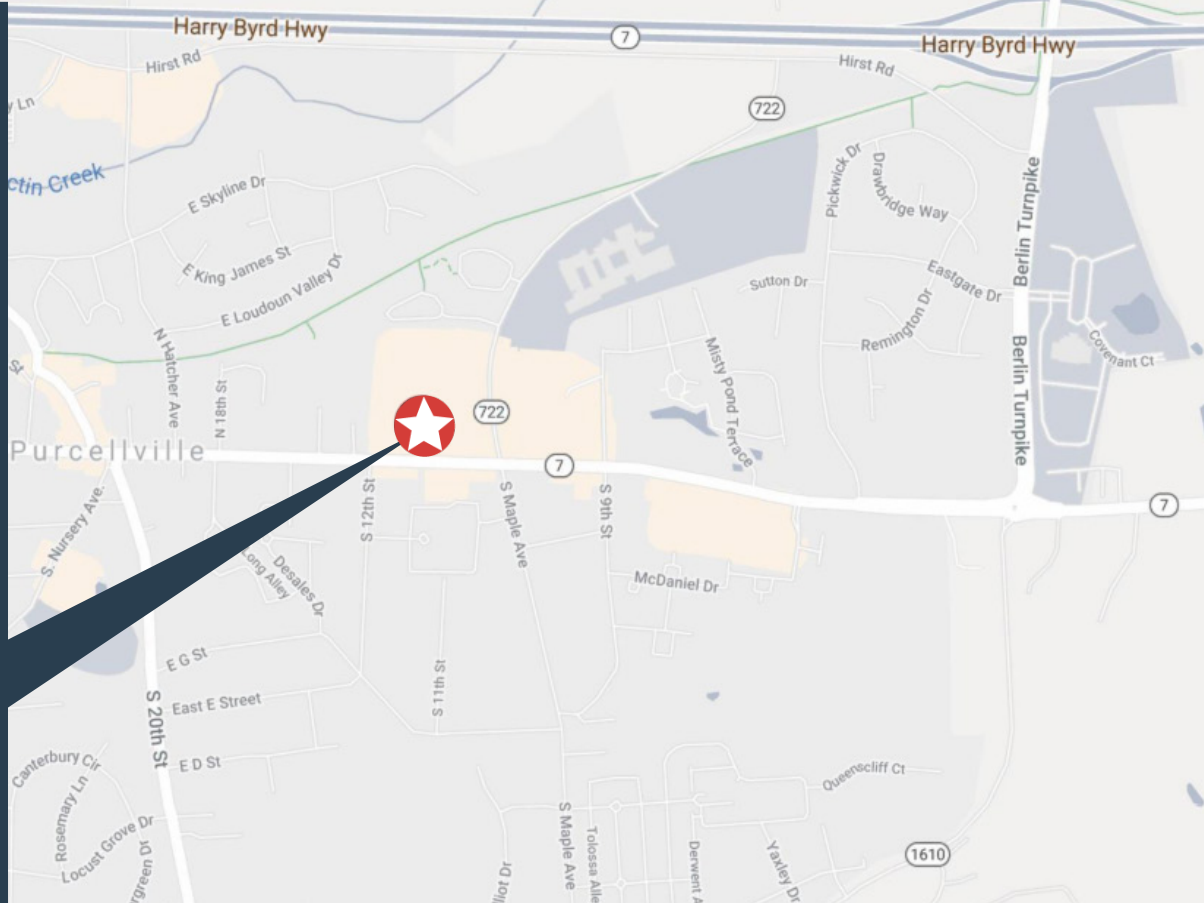


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# Location Map



# Radius Map







# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Advance Auto Parts
- Dollar Tree
- McDonald's
- Exxon
- Walgreens
- Autozone
- Vocelli Pizza
- Giant
- 7 Eleven
- Harris Teeter
- Sweet Frog
- Chick Fil A
- Starbucks
- Dunkin Donuts
- Chipotle
- MOD Pizza
- The UPS Store
- Frozen Stuff on a Stick





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Men's & women's bathrooms are provided outside of lease space

