



## JOIN



**DUNKIN'**



**SHERWIN WILLIAMS**

## NEARBY RETAILERS



**Harris Teeter**



## RETAIL FOR LEASE

- 6-acre site with over 40,000 SF of retail space.
- Caters to the exclusive Purcellville population.
- Unusually large trade area with shoppers that travel longer distances for their retail amenities.

**DALLON L. CHENEY**

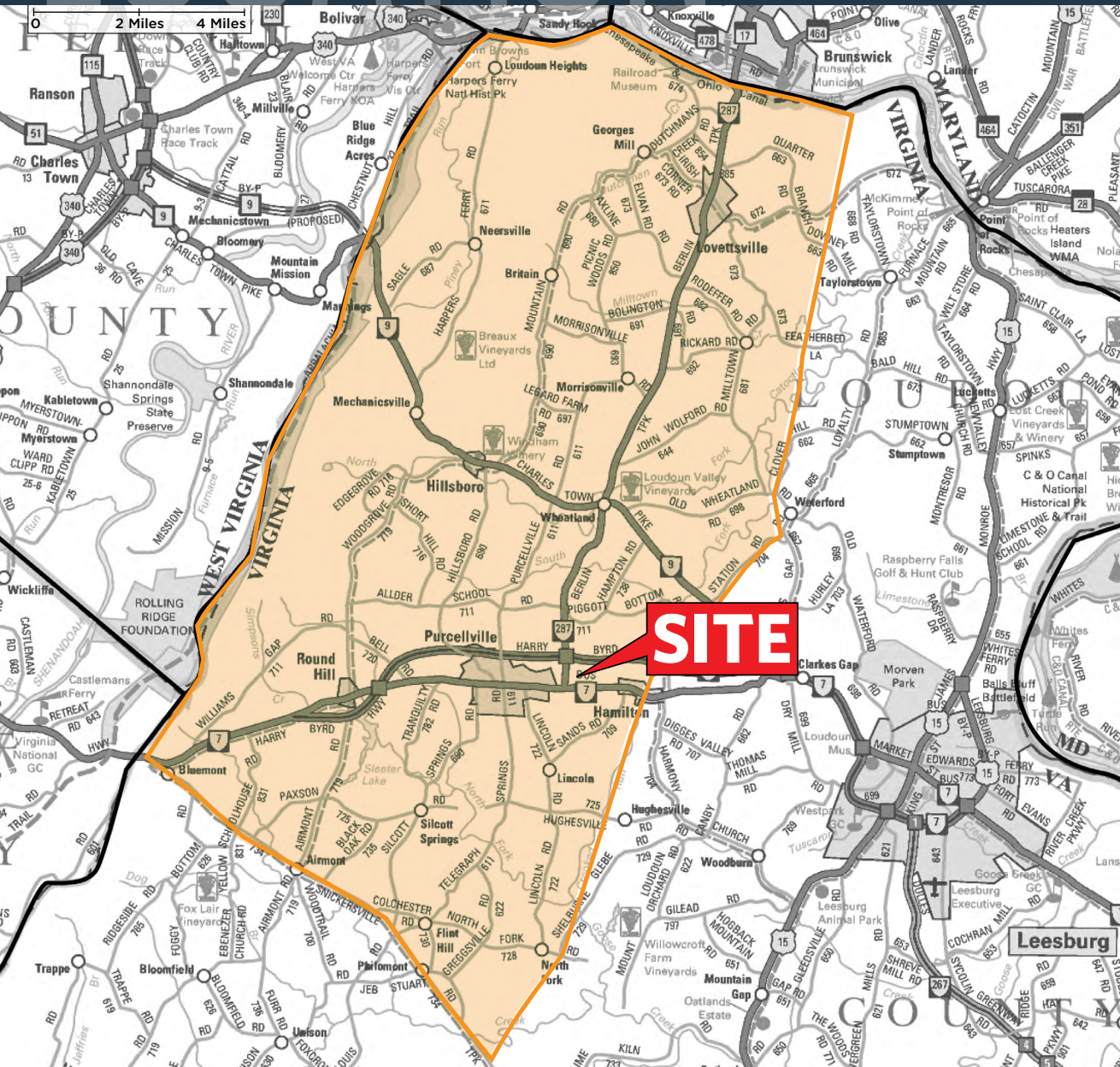
dcheney@klnb.com | 703-268-2703



# LOCATION

# CATOCTIN CORNER

NE QUADRANT OF E. MAIN STREET (RT. 7) & BERLIN TURNPIKE (RT. 287), PURCELLVILLE, VA 20132, LOUDOUN COUNTY



## TRADE AREA DEMOGRAPHICS | 2022:

See Adjacent Map

Population

40,666

Daytime Population

14,846

Average HH Income

\$214,001

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

Berlin Turnpike

6,100 ADT

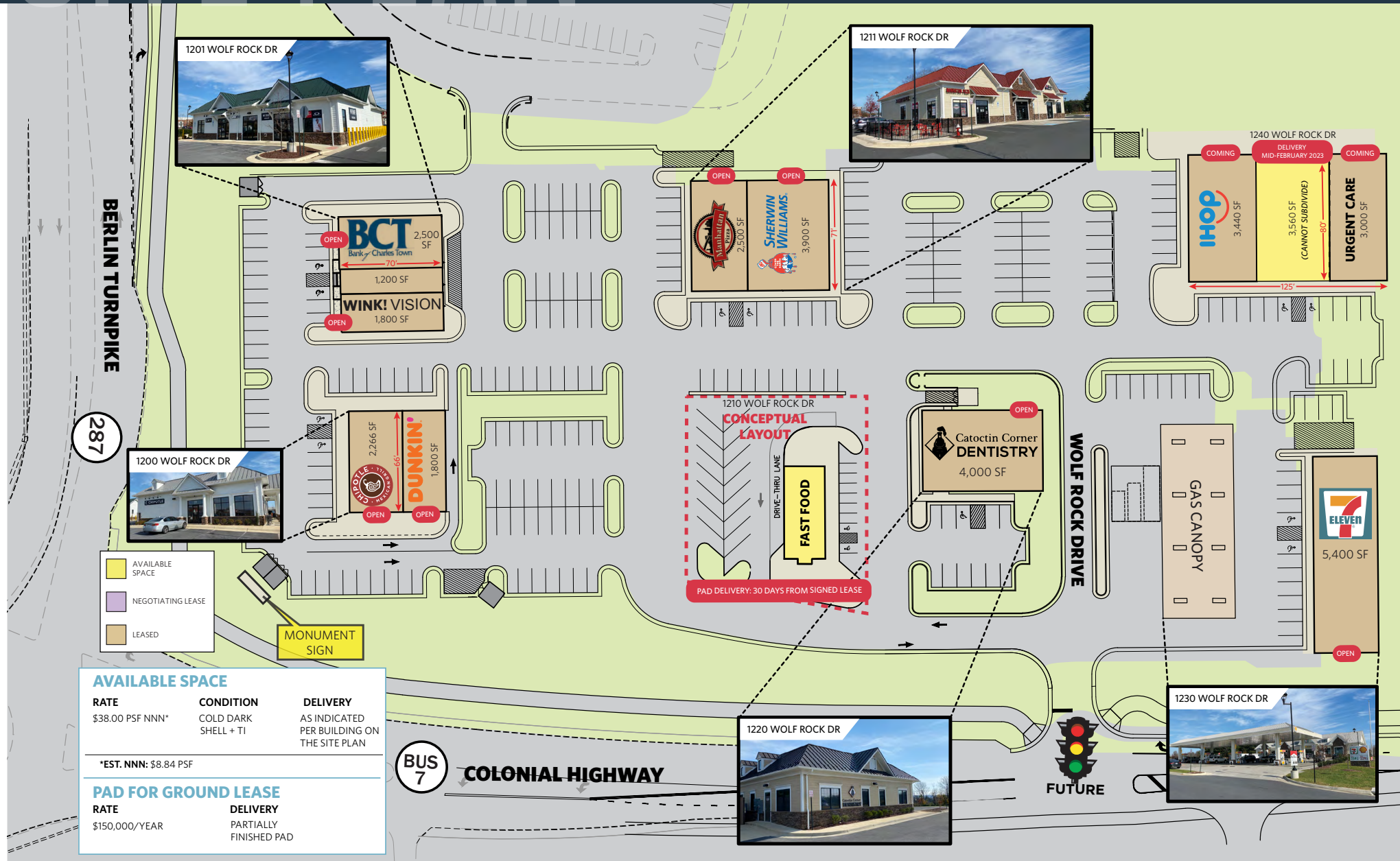
Main Street

9,800 ADT

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# AERIAL

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# CLOSE-UP

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# PHOTOS

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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