kInb

CATOCTIN CORNER

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



JOIN













NEARBY RETAILERS











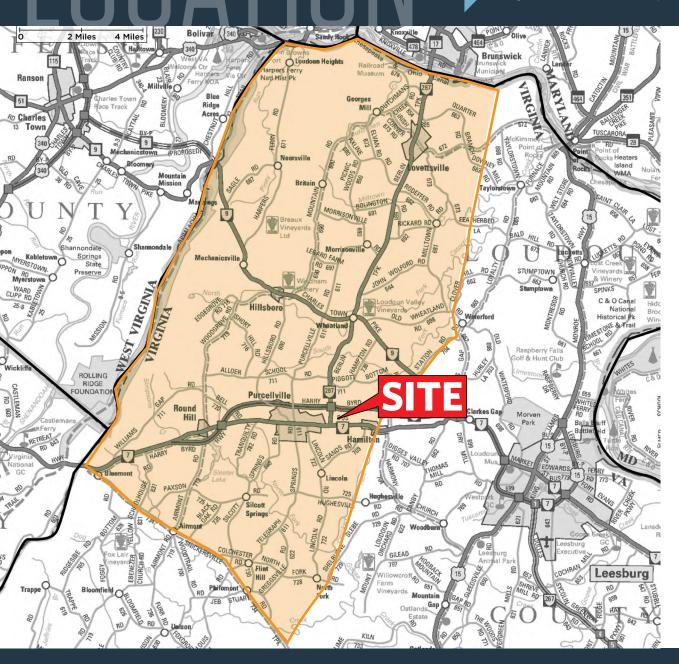


RETAIL FOR LEASE

- 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.

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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

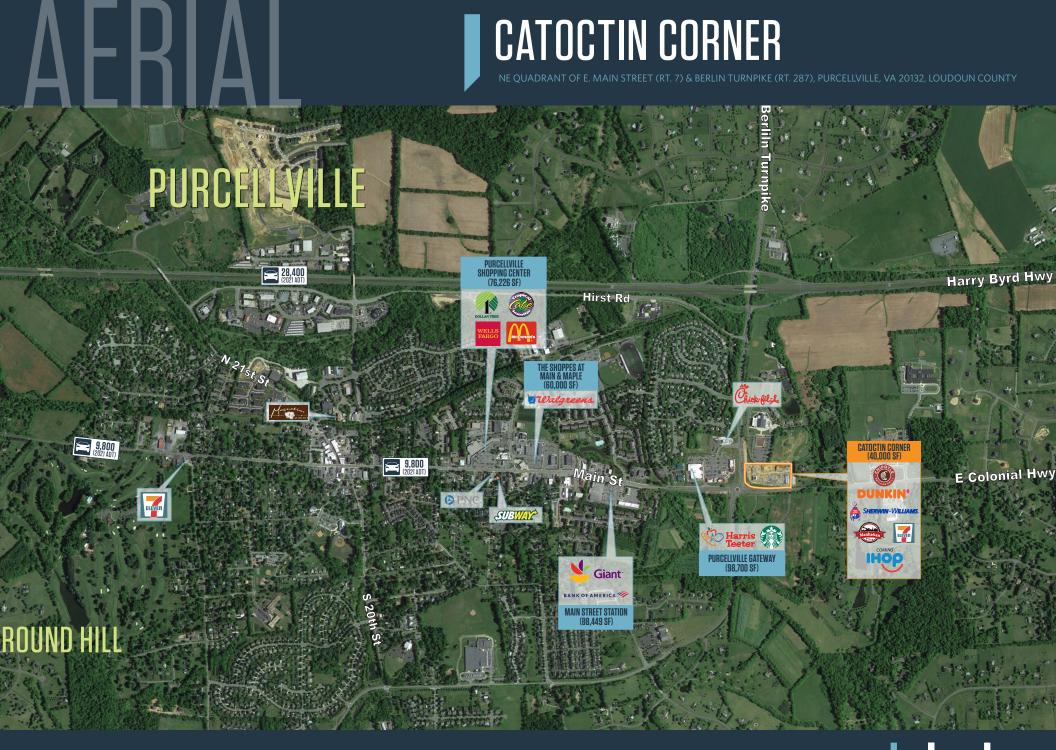


CATOCTIN CORNER 1201 WOLF ROCK DR 1240 WOLF ROCK DR **BERLIN TURNPIKE** WINK! VISION 1210 WOLF ROCK DR (287 Catoctin Corner **WOLF ROCK DRIVE** DENTISTRY 1200 WOLF ROCK DR GAS C FAST FOOD ELEVEN S CANOPY 5,400 SF AVAILABLE SPACE NEGOTIATING LEASE LEASED MONUMENT SIGN **AVAILABLE SPACE** 1230 WOLF ROCK DR RATE CONDITION **DELIVERY** COLD DARK AS INDICATED \$38.00 PSF NNN* SHELL + TI PER BUILDING ON 1220 WOLF ROCK DR THE SITE PLAN BUS 7 *EST. NNN: \$8.84 PSF **COLONIAL HIGHWAY PAD FOR GROUND LEASE** RATE DELIVERY



\$150,000/YEAR

PARTIALLY FINISHED PAD





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CATOCTIN CORNER 田 TRUIST BCT WINK! VISION BERLIN TURNPIKE **MAIN STREET** ABOUT **COLONIAL HIGHWAY**



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CLICK TO VIEW PROPERTY WEBSITE

FOR MORE INFORMATION, PLEASE CONTACT: **DALLON L. CHENEY** dcheney@klnb.com | 703-268-2703 8065 Leesburg Pike, Suite 700, Tysons, VA 22182 kinb.com facebook.com/KLNB @KLNBLLC linkedin.com/company/klnb

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