



JOIN



NEARBY RETAILERS



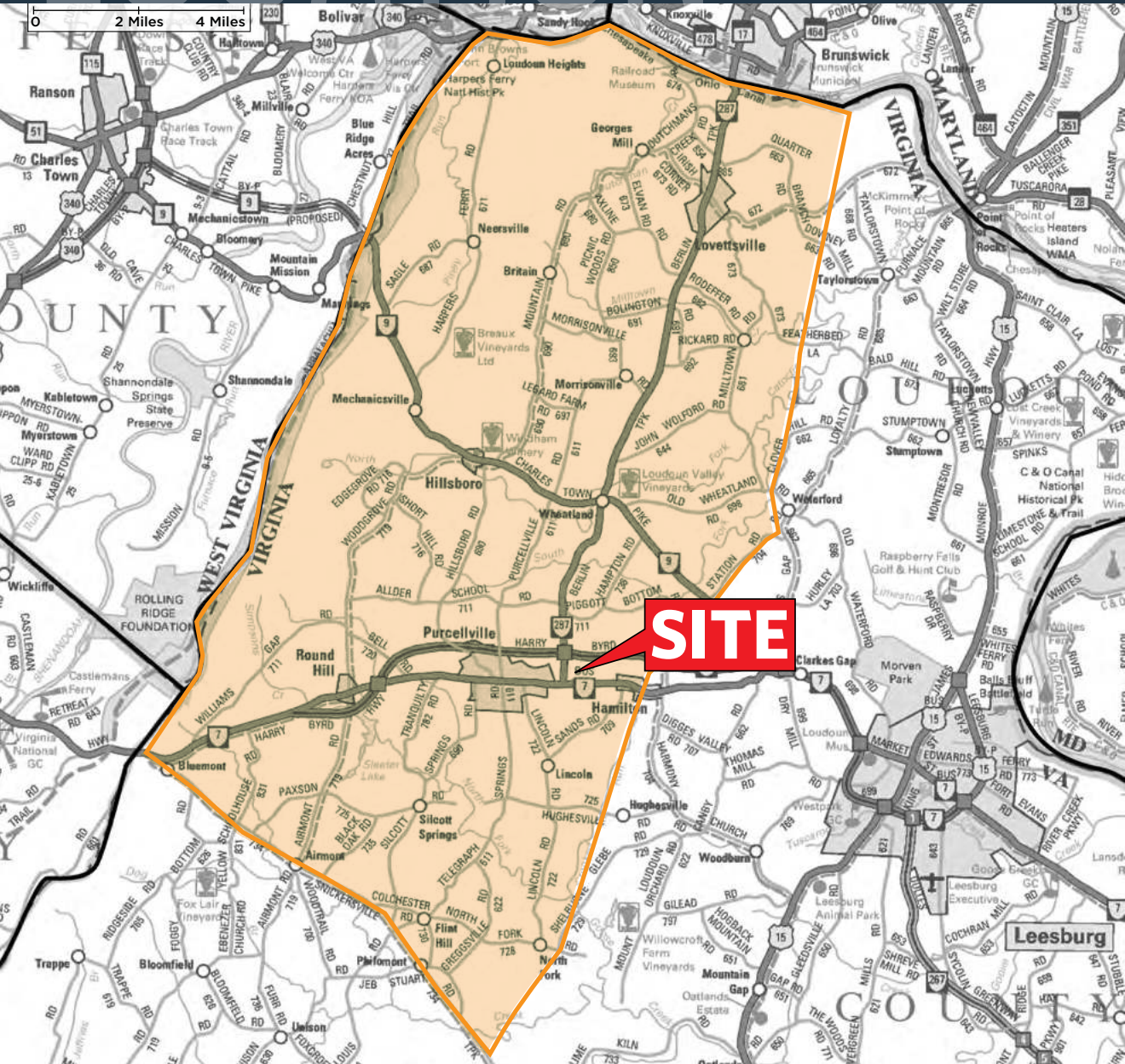
RETAIL FOR LEASE

- 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.

LOCATION

CATOCTIN CORNER

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



TRADE AREA DEMOGRAPHICS | 2023:

See Adjacent Map

Population
40,526

Daytime Population
14,259

Average HH Income
\$211,837

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Berlin Turnpike	17,356 ADT
East Main Street	14,290 ADT

SITE PLAN

CATOCTIN CORNER

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DALLON L. CHENEY

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AERIAL

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CLOSE-UP

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PATRICK HENRY COLLEGE
PRIVATE COLLEGE ESTABLISHED IN 2000
47 FACULTY MEMBERS / 405 STUDENTS
100+ ACRE CAMPUS



BCT
WINK! VISION



Sherwin Williams



Catoctin Corner DENTISTRY



CHIPOTLE
DUNKIN'



Panera
BREAD



HOB
ROYAL OAK VETERINARY HOSPITAL
URGENT CARE



7-ELEVEN

LEGEND

- AVAILABLE SPACE
- NEGOTIATING LEASE
- LEASED

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PHOTOS

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