



AVAILABILITY

- 5,420 SF Total - Divisible
- 2nd Floor
- Flexible Layout Options

OFFICE AND RETAIL SPACE FOR LEASE

- Newly Renovated
- Zoning: C4 - Ideal for Office and Retail
- Elevator Access & Dedicated Onsite Parking
- Signage Available
- Rare Downtown Opportunity in Purcellville's Historic District
 - Prime Location & Charm: Located in the heart of Loudoun County, Purcellville blends small-town charm with modern business potential.
 - Vibrant Community: A thriving historic district with a walkable downtown, vibrant restaurant scene, and strong community spirit.
 - Business Advantages: Enjoys steady foot traffic, proximity to Route 7, and a business-friendly environment—ideal for offices, boutique retailers, and service providers.
 - Appealing Surroundings: Surrounded by wineries, outdoor recreation, and a growing residential market, offering both local and regional appeal.

TYLER CUMBERLAND

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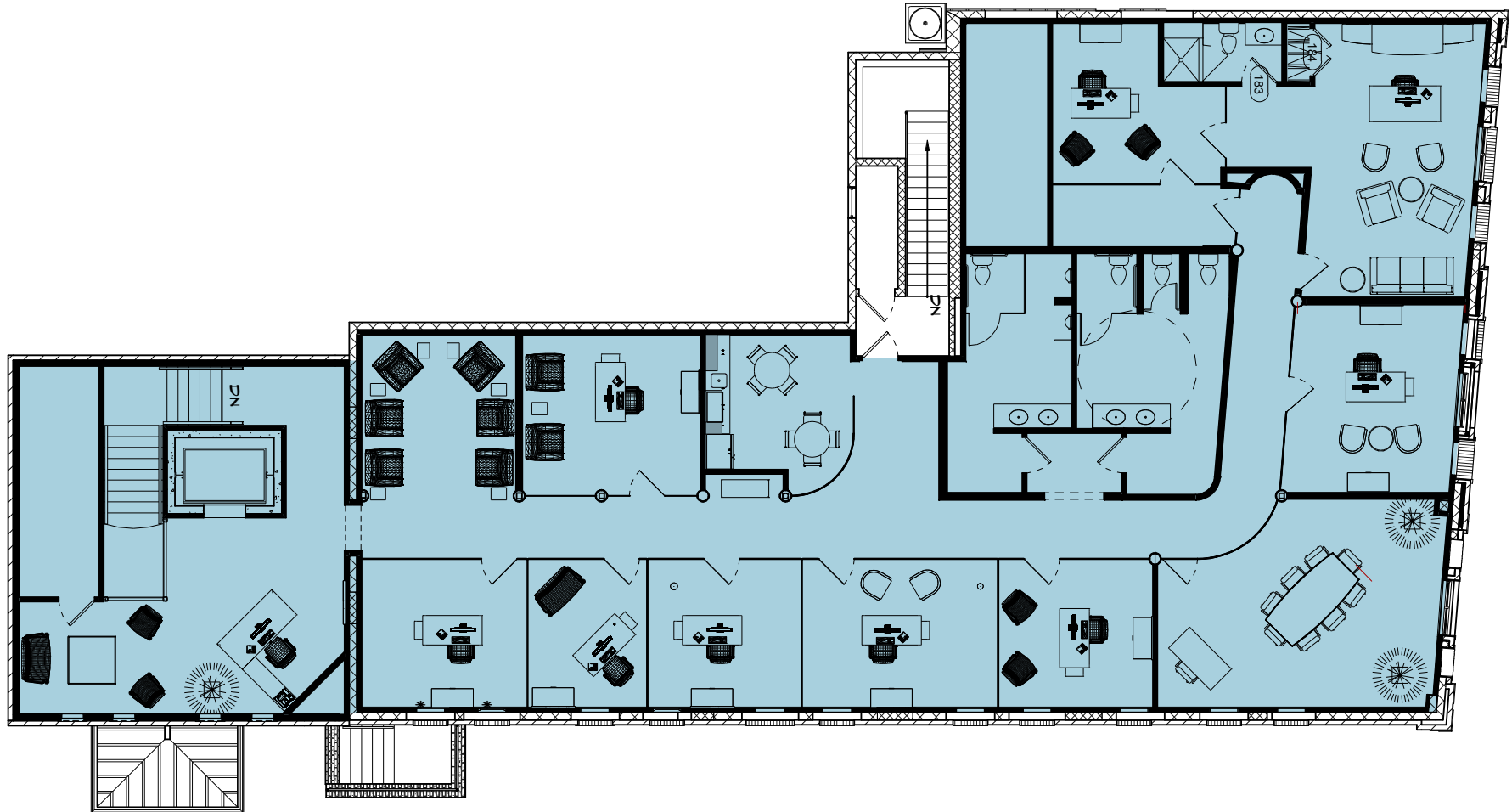
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FLOOR PLAN

151 W MAIN STREET

PURCELLVILLE, VA 20132, LOUDOUN COUNTY

CONCEPTUAL UPPER-LEVEL OFFICE LAYOUT



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CLOSE UP

151 W MAIN STREET

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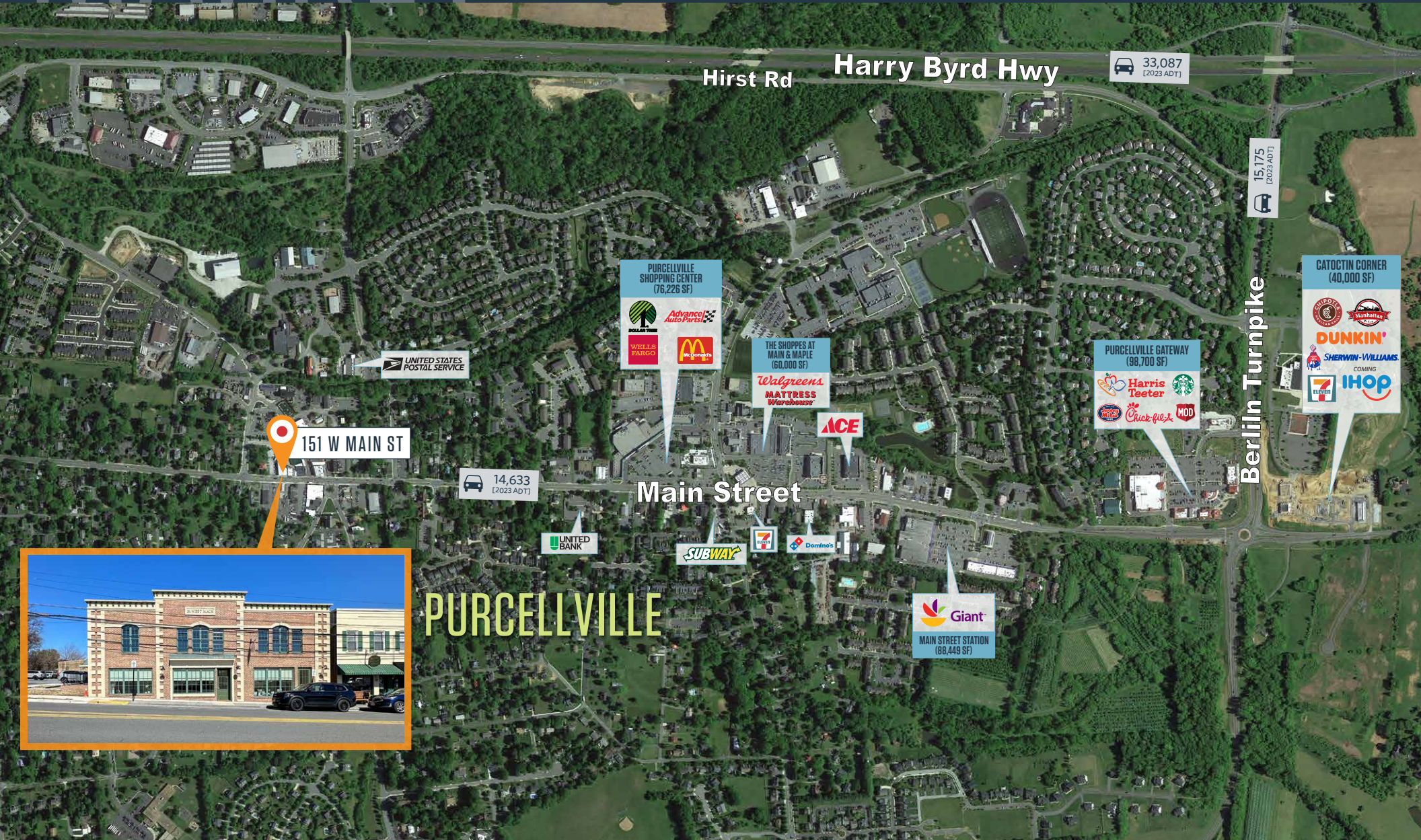
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MARKET

151 W MAIN STREET

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PURCELLVILLE

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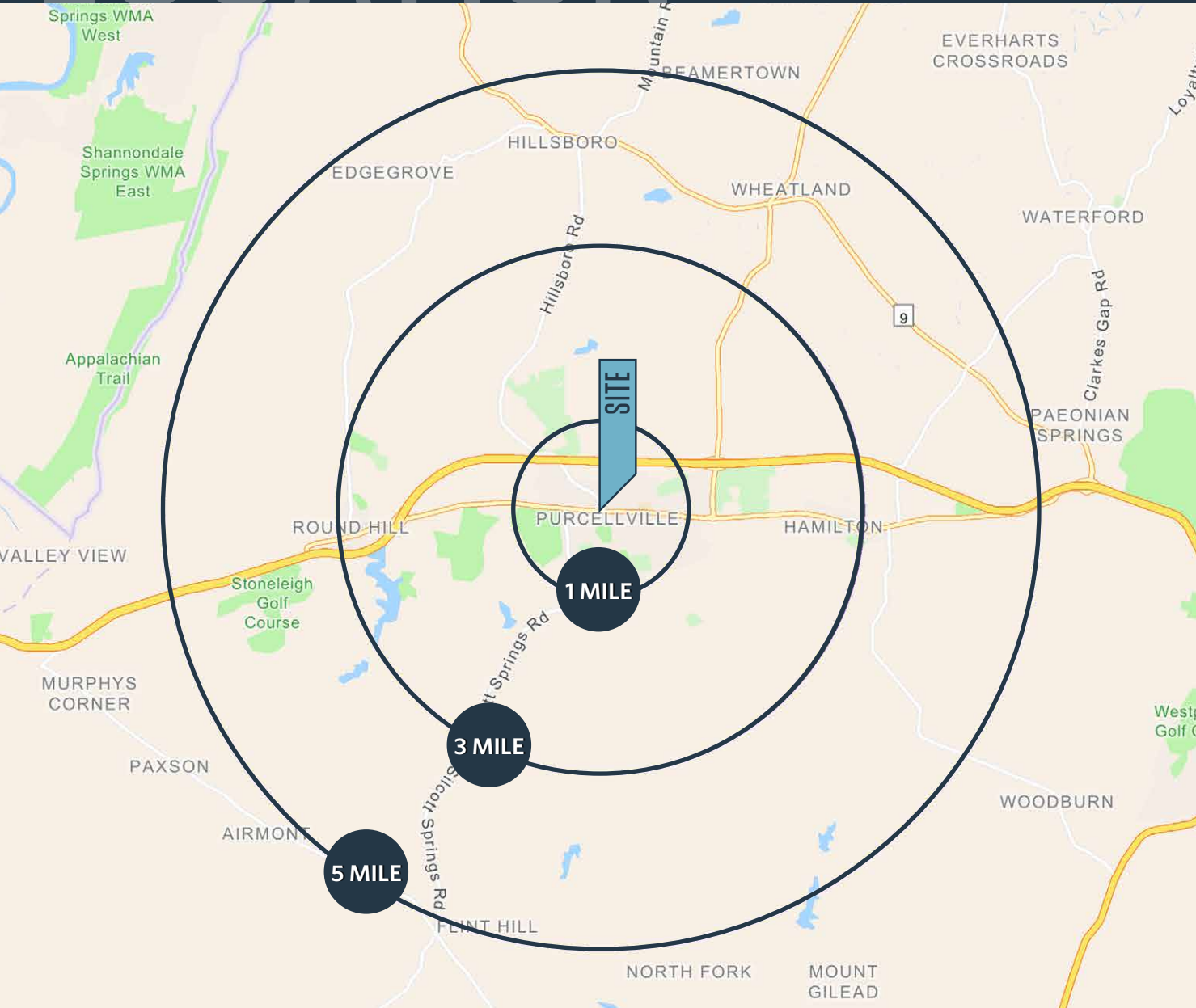
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LOCATION

151 W MAIN STREET

PURCELLVILLE, VA 20132, LOUDOUN COUNTY



DEMOGRAPHICS | 2024:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 7,672 | 19,530 | 29,817 |
| Daytime Population | | |
| 6,097 | 10,479 | 12,941 |
| Households | | |
| 2,512 | 6,176 | 9,423 |
| Average HH Income | | |
| \$201,773 | \$221,042 | \$236,790 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

| | |
|--------------------|------------|
| Main Street | 14,633 ADT |
| Harry Byrd Highway | 33,087 ADT |

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