

5,420 SF
(DIVISIBLE)



AVAILABILITY

- 606 SF - 5,420 SF Available
- 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.

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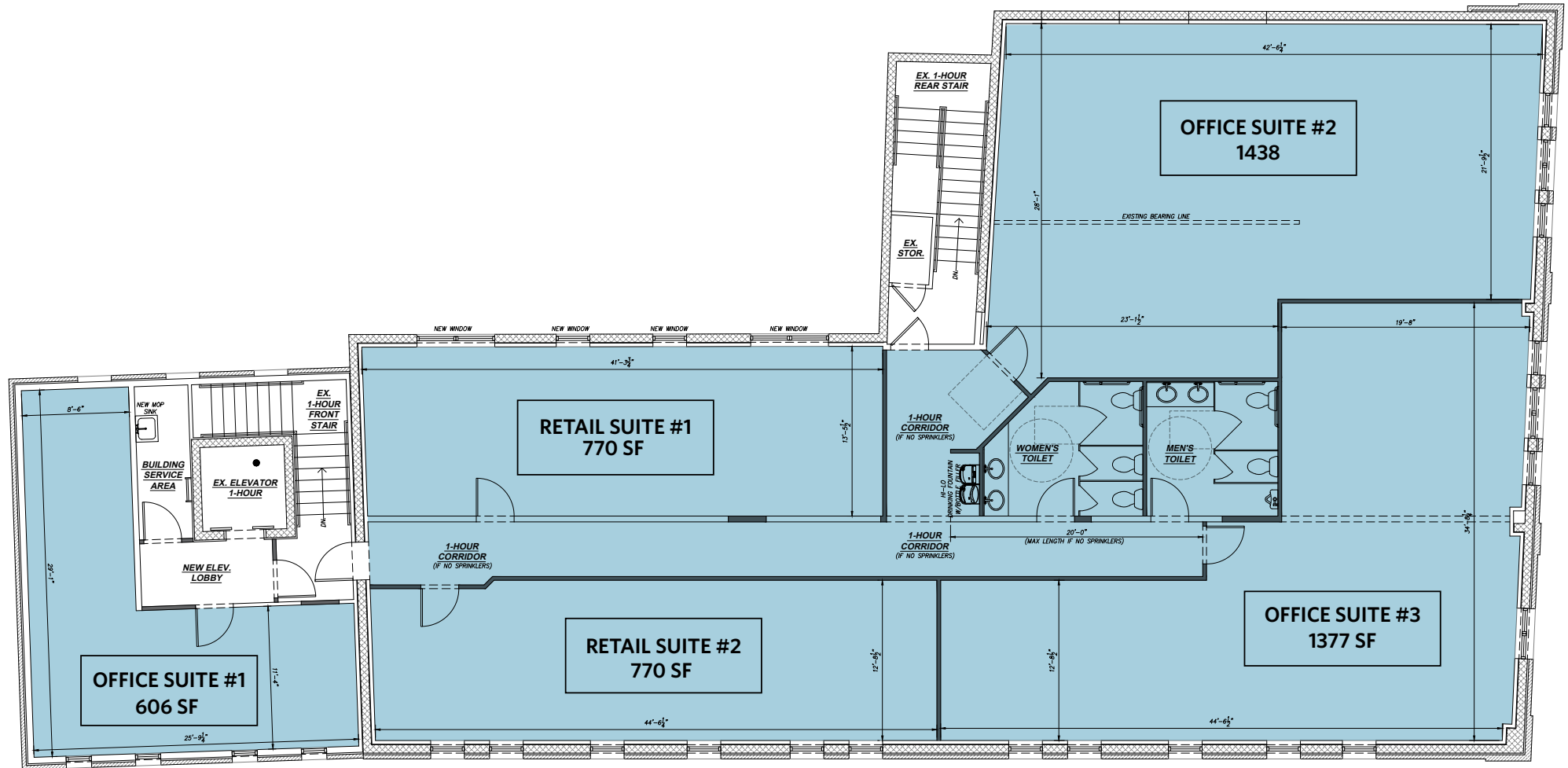
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FLOOR PLAN

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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MARKET

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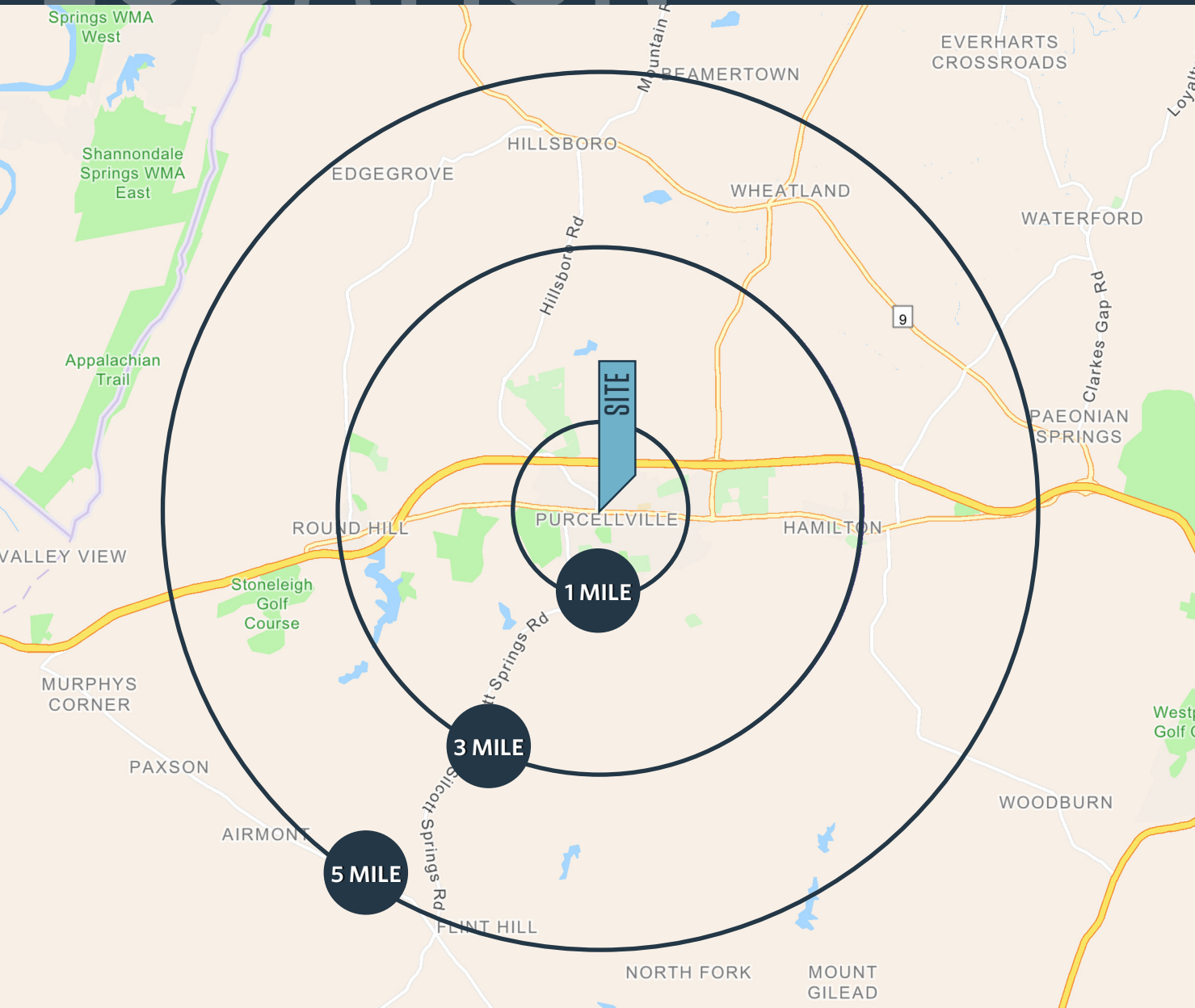
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LOCATION

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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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.