

5,535SF
(DIVISIBLE)



AVAILABILITY

- 631 SF - 5,535 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.

BILLY KELLY

bkelly@klnb.com | 703-268-2706

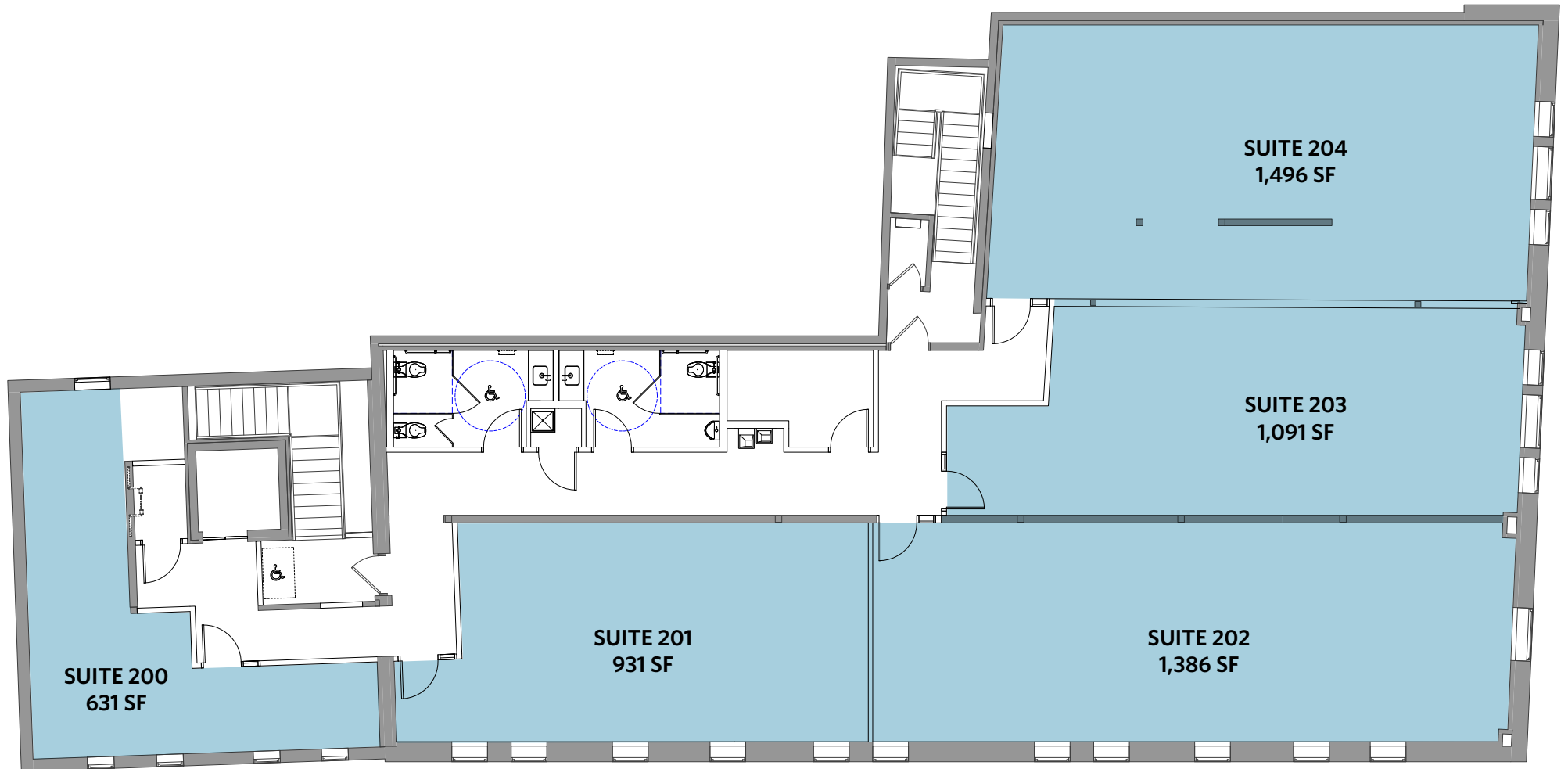
JEFF TARAE

jtarae@klnb.com | 703-268-2741

FLOOR PLAN | 151 W MAIN STREET

PURCELLVILLE, VA 20132, LOUDOUN COUNTY

CONCEPTUAL UPPER-LEVEL OFFICE LAYOUT



BILLY KELLY

bkelly@klnb.com | 703-268-2706

JEFF TARAE

jtarae@klnb.com | 703-268-2741



CLOSE UP

151 W MAIN STREET

PURCELLVILLE, VA 20132, LOUDOUN COUNTY



BILLY KELLY
bkelly@klnb.com | 703-268-2706

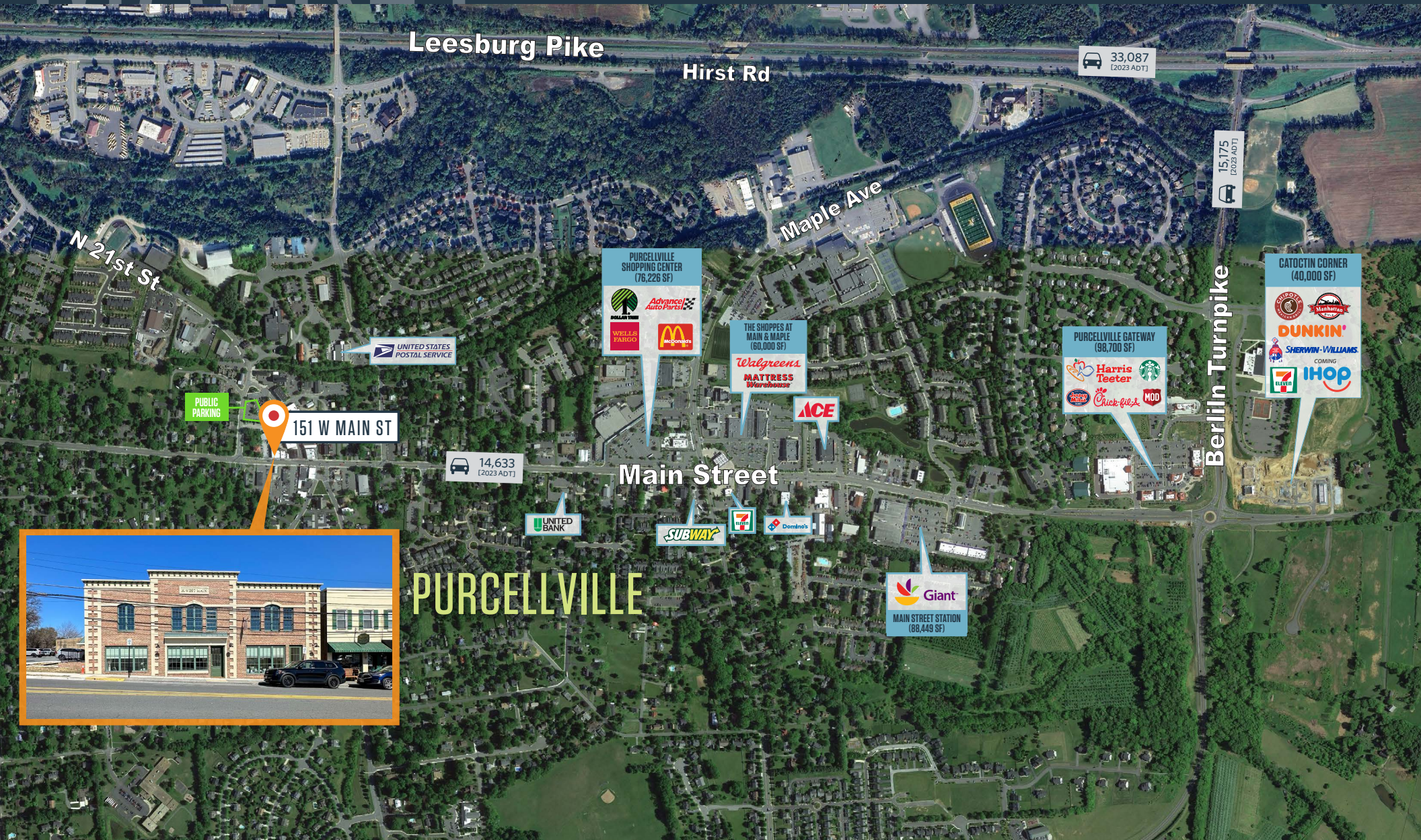
JEFF TARAE
jtarae@klnb.com | 703-268-2741



MARKET

151 W MAIN STREET

PURCELLVILLE, VA 20132, LOUDOUN COUNTY



BILLY KELLY
bkelly@klnb.com | 703-268-2706

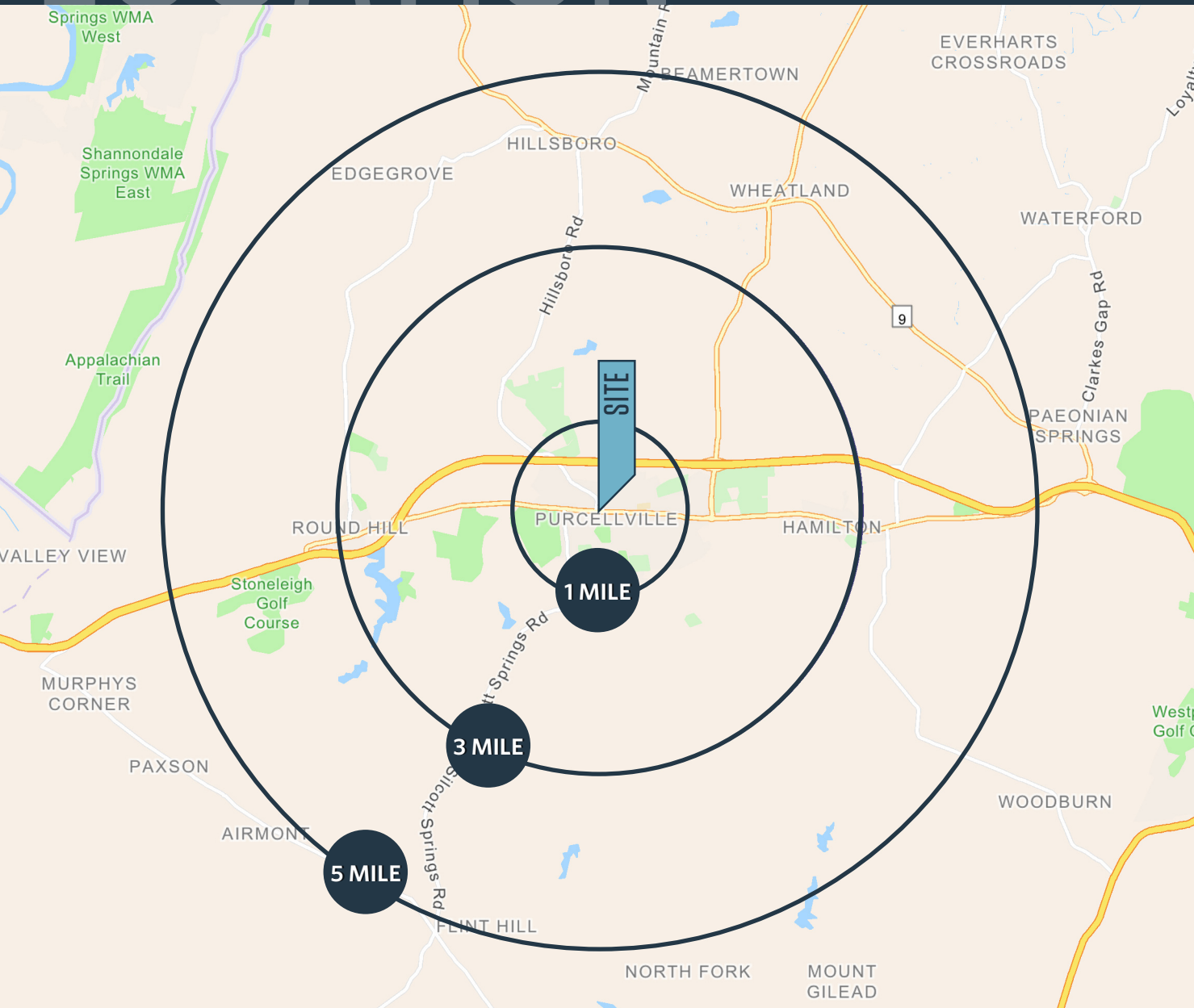
JEFF TARAE
jtarae@klnb.com | 703-268-2741



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

BILLY KELLY

bkelly@klnb.com | 703-268-2706

JEFF TARAE

jtarae@klnb.com | 703-268-2741



FOR MORE INFORMATION, PLEASE CONTACT:

OFFICE

JEFF TARAE

jtarae@klnb.com
703-268-2741

RETAIL

BILLY KELLY

bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE