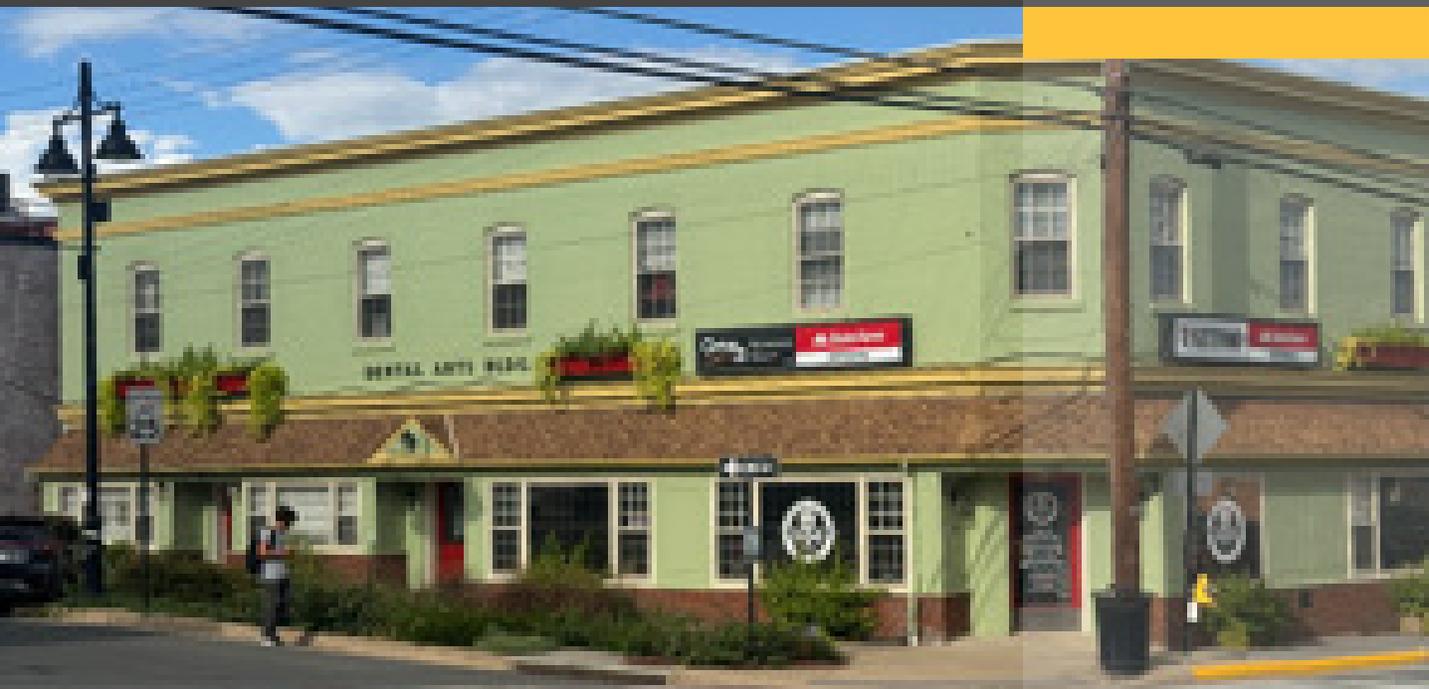


FOR LEASE

Charming Retail Space

101 E MAIN ST
PURCELLVILLE, VA 20132



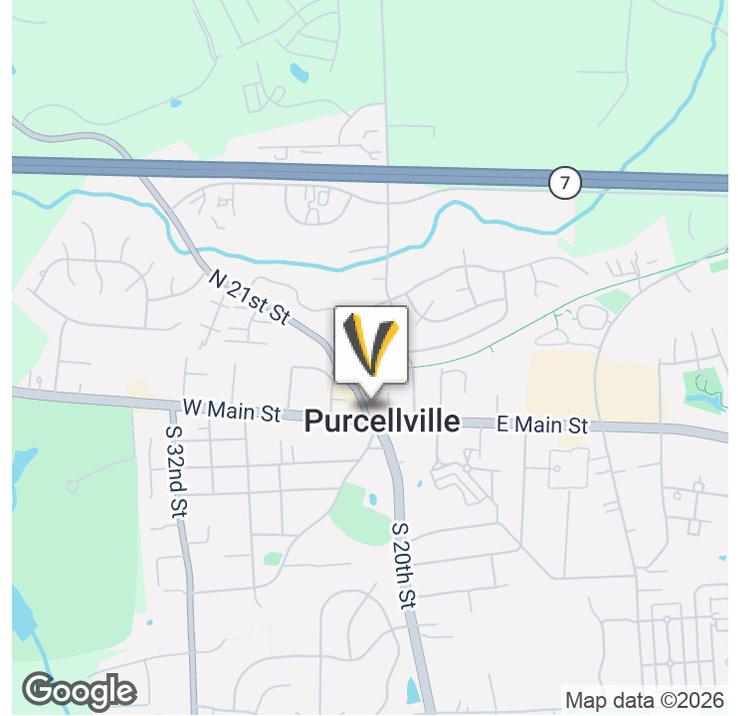
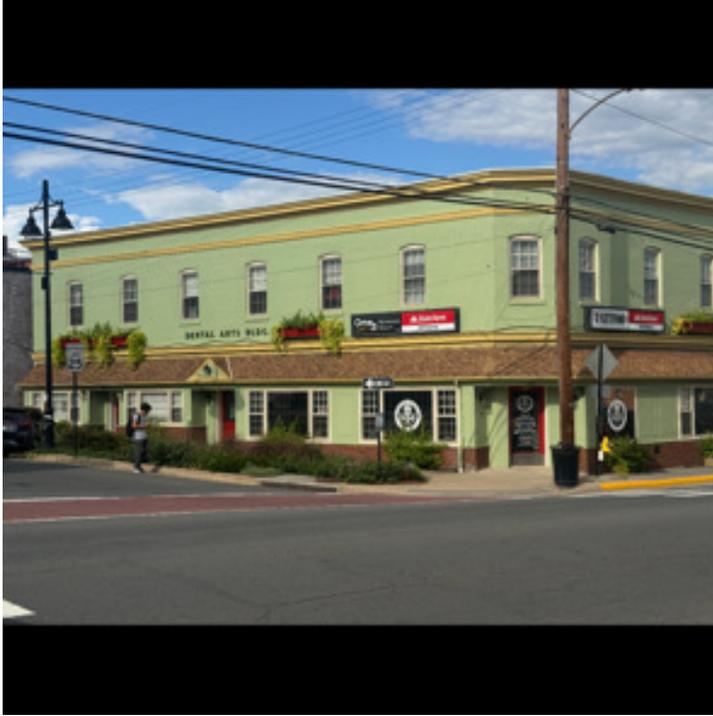
NANCY WYATT

Vice President Sales and Leasing
703.771.1162
nancy@vaaler.us



VAALER
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$3,900.00 per month (Full Service)
Building Size:	5,776 SF
Available SF:	1,344 SF
Lot Size:	3,523 SF
Number of Units:	1
Year Built:	1996
Zoning:	C-4
Market:	Retail

PROPERTY OVERVIEW

Embrace the opportunity to lease a prime commercial space at 101 E Main in Purcellville, VA. This property offers unmatched visibility and accessibility, situated in a strategic location at the heart of the city's bustling Main Street. With its prime position, this space is set to maximize exposure for your business and attract a steady flow of foot traffic. Whether it's a retail storefront, restaurant, or office space, the potential for success is unrivaled at this sought-after address. Don't miss the chance to establish your business in this thriving commercial hub, where the dynamic energy of Main Street meets the strategic advantage of a prime location. Open space with two private offices.

PROPERTY HIGHLIGHTS

- - Prime location on Main Street
- - Unmatched visibility and accessibility
- - Strategic position in the heart of the city
- - Open space with two private offices



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

1SE Ocean Blvd
Stuart, FL 34994

FOR MORE INFORMATION CONTACT:

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

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ADDITIONAL PHOTOS



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

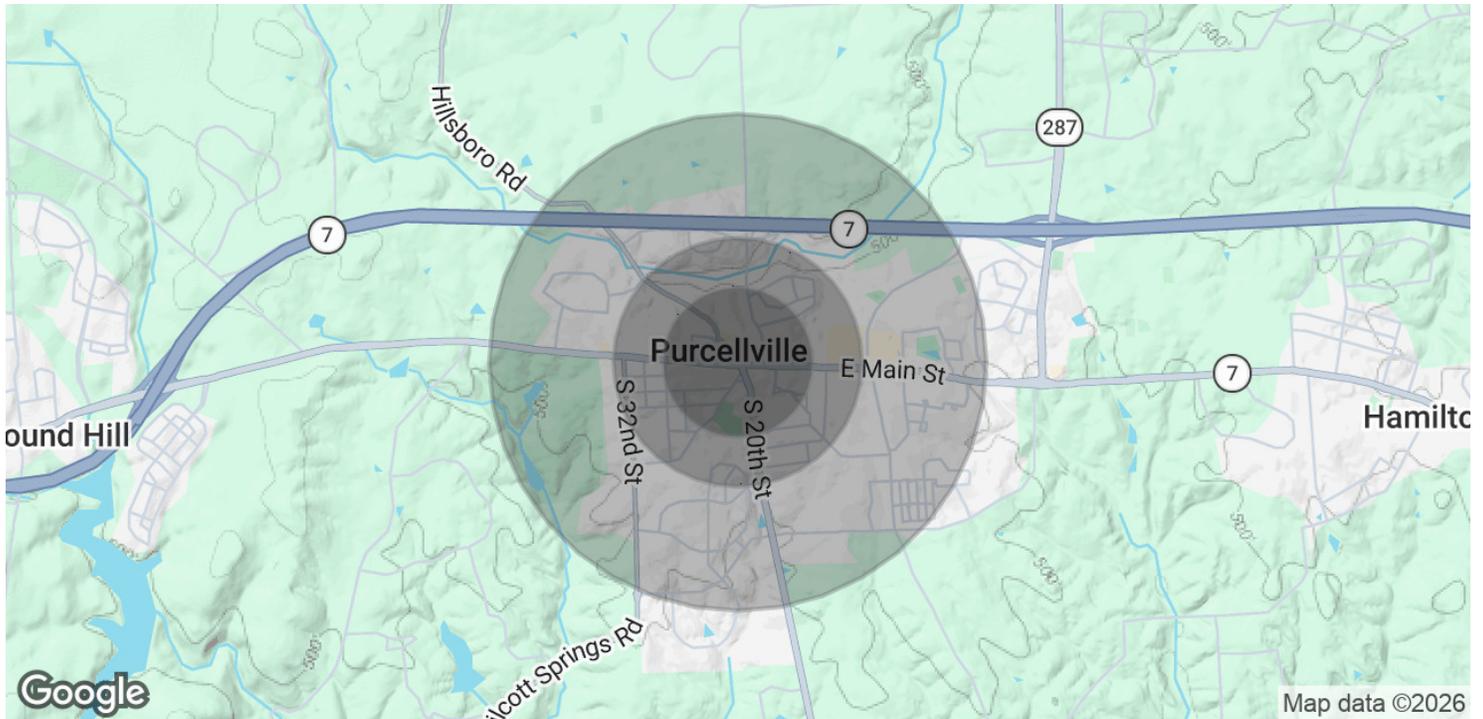
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	910	2,459	7,357
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	296	801	2,383
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$183,200	\$188,337	\$197,436
Average House Value	\$674,377	\$673,551	\$705,217

Demographics data derived from AlphaMap



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