



RETAIL FOR LEASE

THE SHOPPES AT MAIN & MAPLE

745 E MAIN ST, PURCELLVILLE, VA 20132



THE SHOPPES AT MAIN & MAPLE

745 E MAIN ST, PURCELLVILLE, VA 20132

PROPERTY SUMMARY

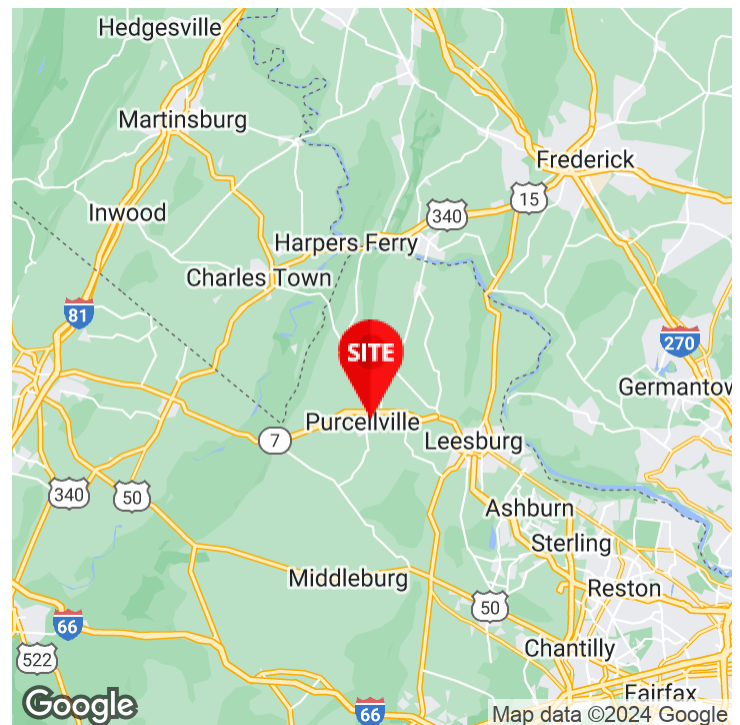


PROPERTY DESCRIPTION

Premier location at the corner of Main Street and Maple Avenue in Purcellville, VA.

PROPERTY HIGHLIGHTS

- 3,000 - 5,000 SF proposed building with drive-thru (can be subdivided)
- 3,317 SF - Former Brewery (Available 12/01/2024)
- Daytime Population: 4,626 employees within 1 mile
- Surrounded by grocers with high sales volumes
- Market tenants include: Harris Teeter, Giant, Starbucks, Chick-fil-a, McDonald's, Domino's Pizza, and 7-Eleven.
- Harry Bryd Hwy (29,000 VPD) & E Main Street (10,000 VPD)



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	5,696	8,963	14,963
Total Population	18,212	28,159	44,646
Average HH Income	\$162,805	\$177,026	\$175,419

THE SHOPPES AT MAIN & MAPLE

745 E MAIN ST, PURCELLVILLE, VA 20132

SITE PLAN



SUITE	TENANT	SIZE
120-B	Virginia Heart	4,567 SF
120-C	Chase Bank	4,977 SF
126	Finn's Thai Restaurant & Bar	2,240SF
711-A	AutoZone	7,274 SF
711-B	Mattress Warehouse	6,316 SF
711-C	Inova Urgent Care	5,221 SF
713	Petite Loulou Creperie + Bar & Vins	1,776SF
717	Mick's Barber	690 SF

SUITE	TENANT	SIZE
721	Vocelli's Pizza	1,945 SF
723	South Fork Dentistry	1,835 SF
725	Belly Love BC (Available 12/1/24)	3,317 SF
735	Fancy Nails	1,129 SF
737	Empress Tea Co.	1,131 SF
739	Dance Academy of Loudoun	1,439 SF
741	State Farm Insurance	1,339 SF

SUITE	TENANT	SIZE
743	Taekwondo Studio	1,570 SF
745	The Purcellville Pub	2,902 SF
761	Walgreens	14,820 SF
Bldg.	Available	5,000 SF

THE SHOPPES AT MAIN & MAPLE

745 E MAIN ST, PURCELLVILLE, VA 20132

PROPOSED RENDERINGS



THE SHOPPES AT MAIN & MAPLE

745 E MAIN ST, PURCELLVILLE, VA 20132

ZOOMED AERIAL



THE SHOPPES AT MAIN & MAPLE

745 E MAIN ST, PURCELLVILLE, VA 20132

MARKET AERIAL

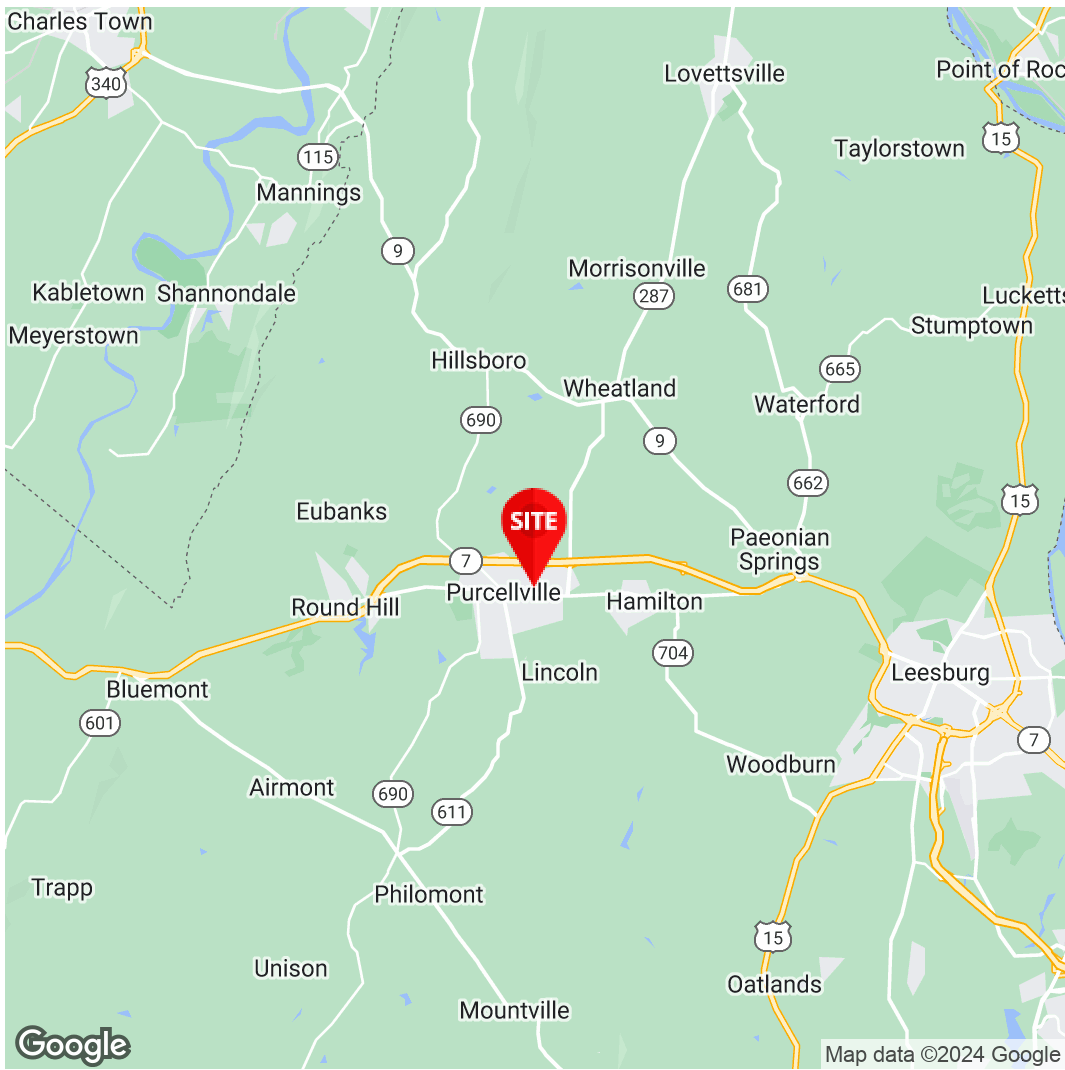


THE SHOPPES AT MAIN & MAPLE

745 E MAIN ST, PURCELLVILLE, VA 20132

ADDITIONAL PHOTOS





Loretta Cataldi

Principal

804.335.0232

Loretta.Cataldi@Divaris.Com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.