



RETAIL FOR LEASE

THE SHOPPES AT MAIN & MAPLE

745 E MAIN ST, PURCELLVILLE, VA 20132



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PROPERTY SUMMARY

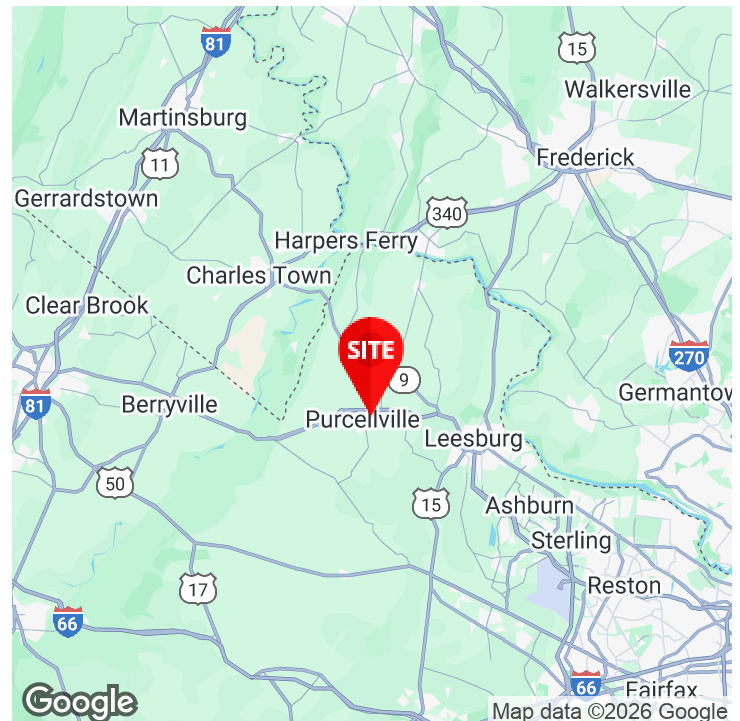


PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- Ground Lease Opportunity
- 5,000 SF proposed building
- Approved drive-thru approvals convey
- 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)

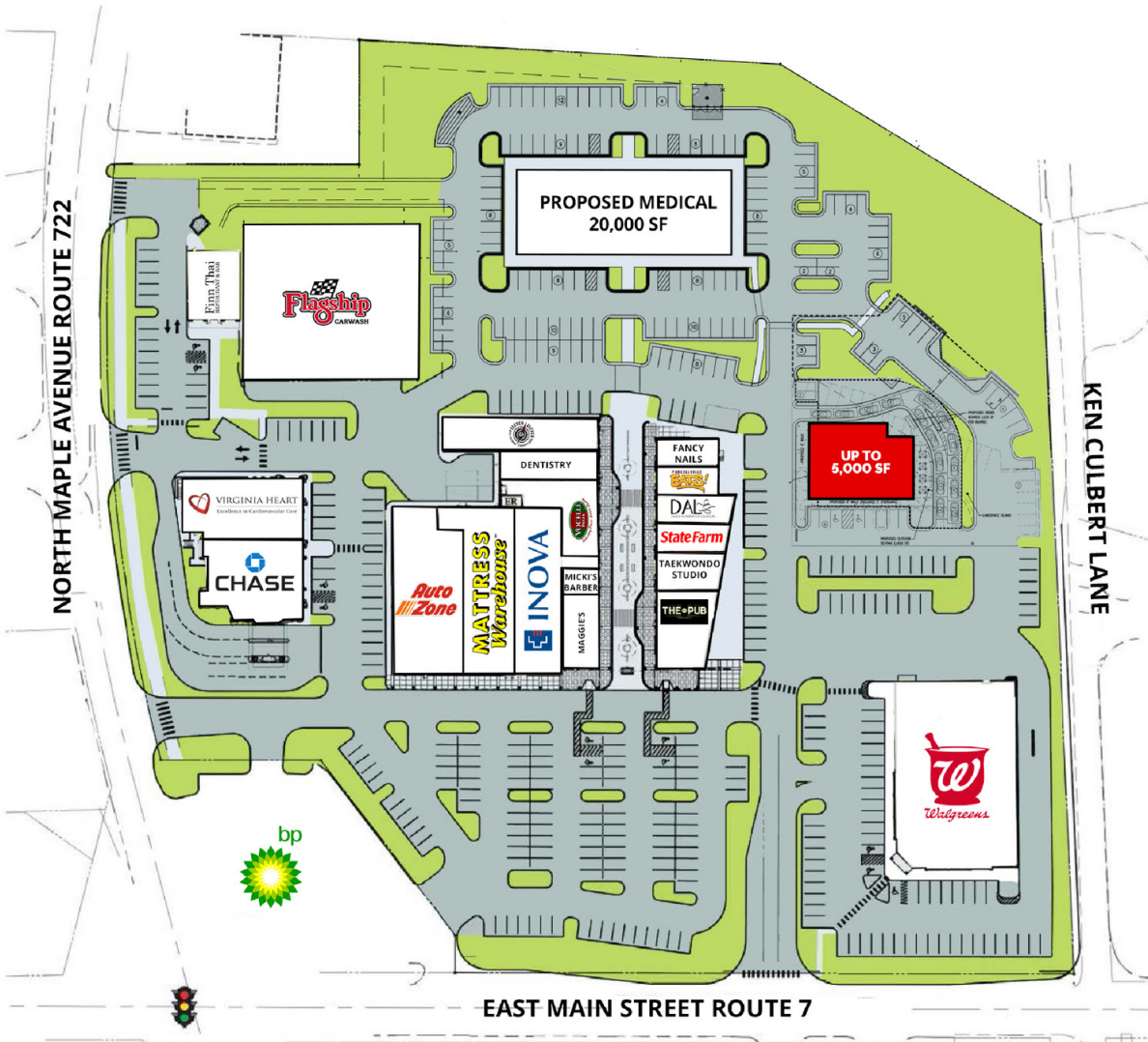


DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	5,696	8,963	14,963
Total Population	18,212	28,159	44,646

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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	Maggie's	1,776 SF
717	Mick's Barber	690 SF

SUITE	TENANT	SIZE
721	Vocelli's Pizza	1,945 SF
723	South Fork Dentistry	1,835 SF
725	Eleven-Eleven Brewing	3,317 SF
735	Fancy Nails	1,129 SF
737	Purcellville Eats	1,131 SF
739	Dance Academy of Loudoun	1,439 SF
741	State Farm Insurance	1,339 SF
743	Taekwondo Studio	1,570 SF

SUITE	TENANT	SIZE
745	The Purcellville Pub	2,902 SF
761	Walgreens	14,820 SF
Bldg.	Available (Drive-Thru)	5,000 SF

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PROPOSED RENDERINGS



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ZOOMED AERIAL



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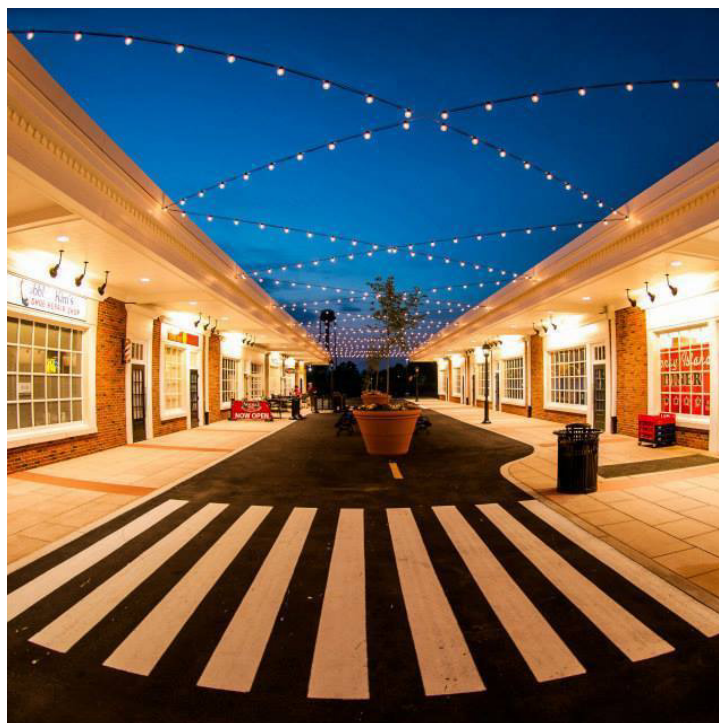
MARKET AERIAL

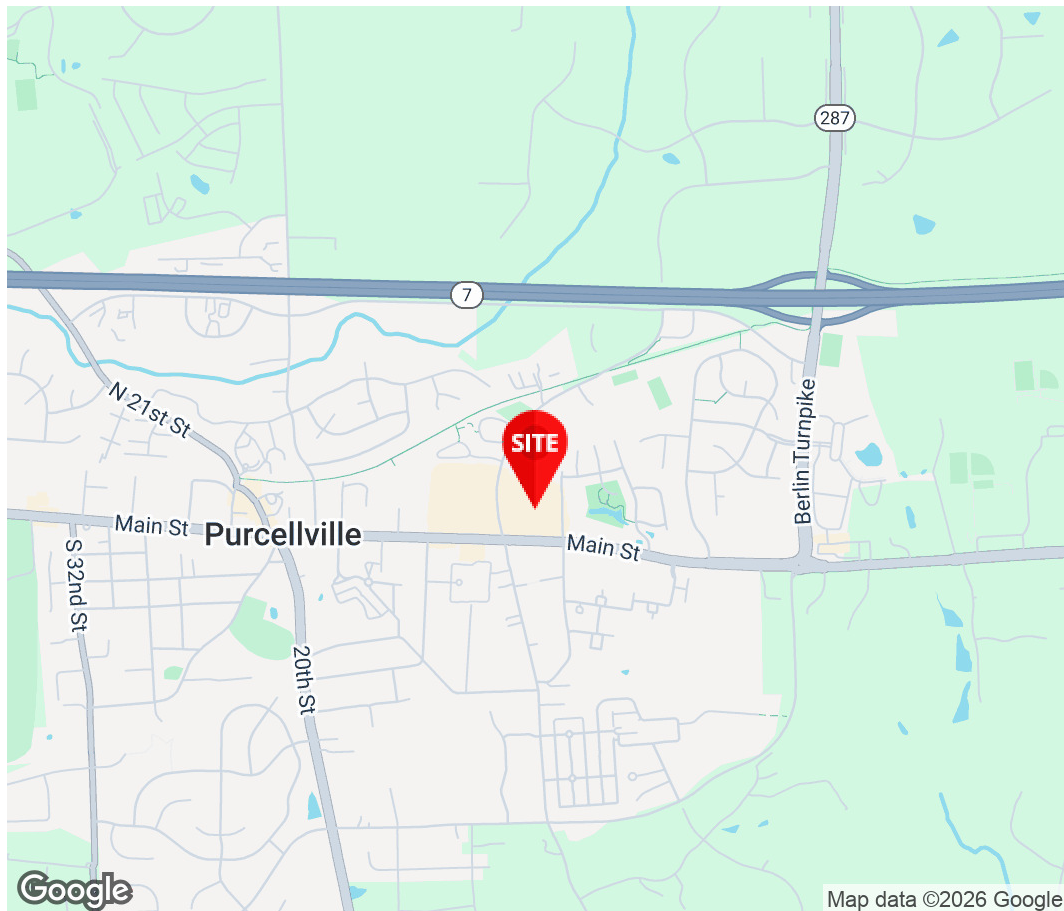
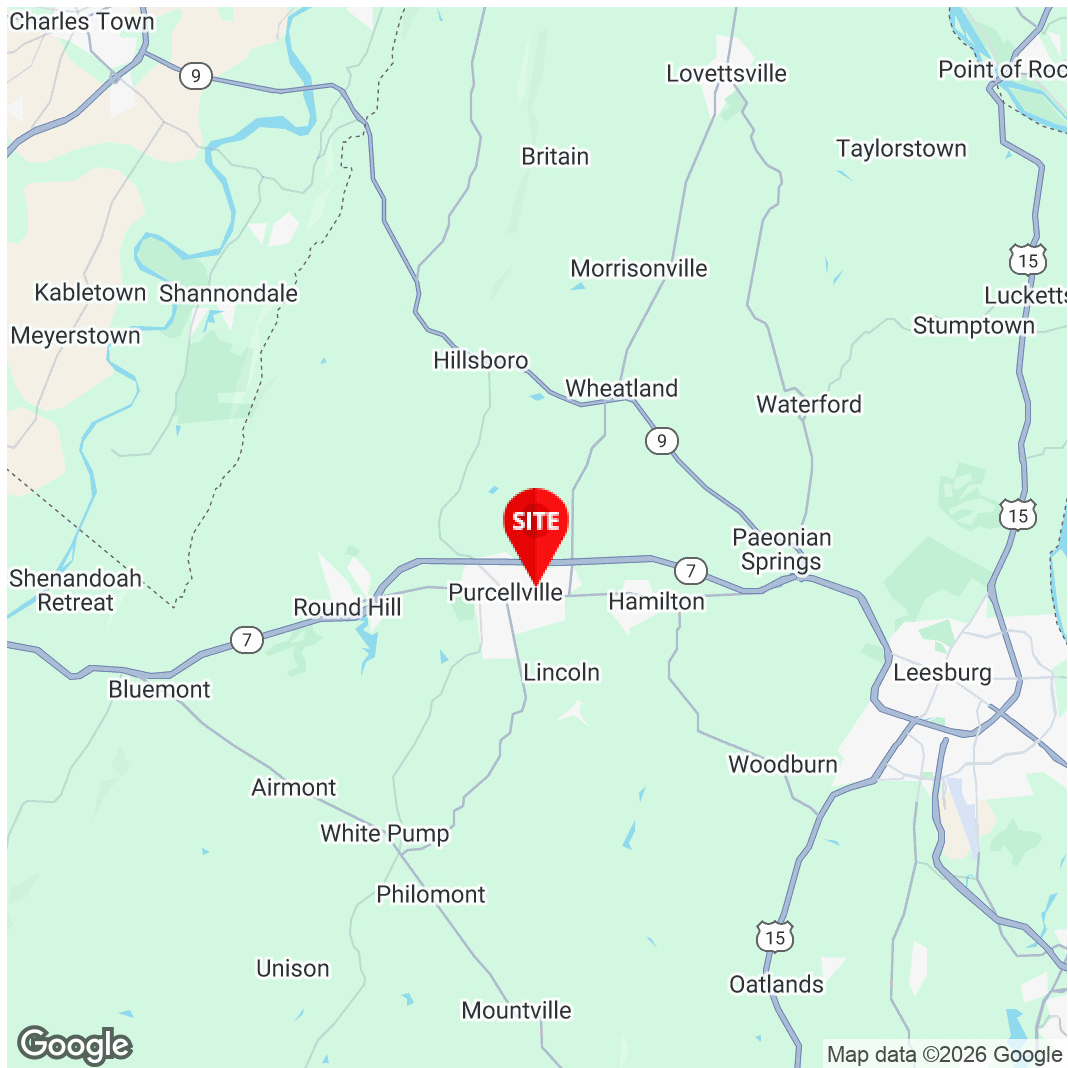


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ADDITIONAL PHOTOS





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