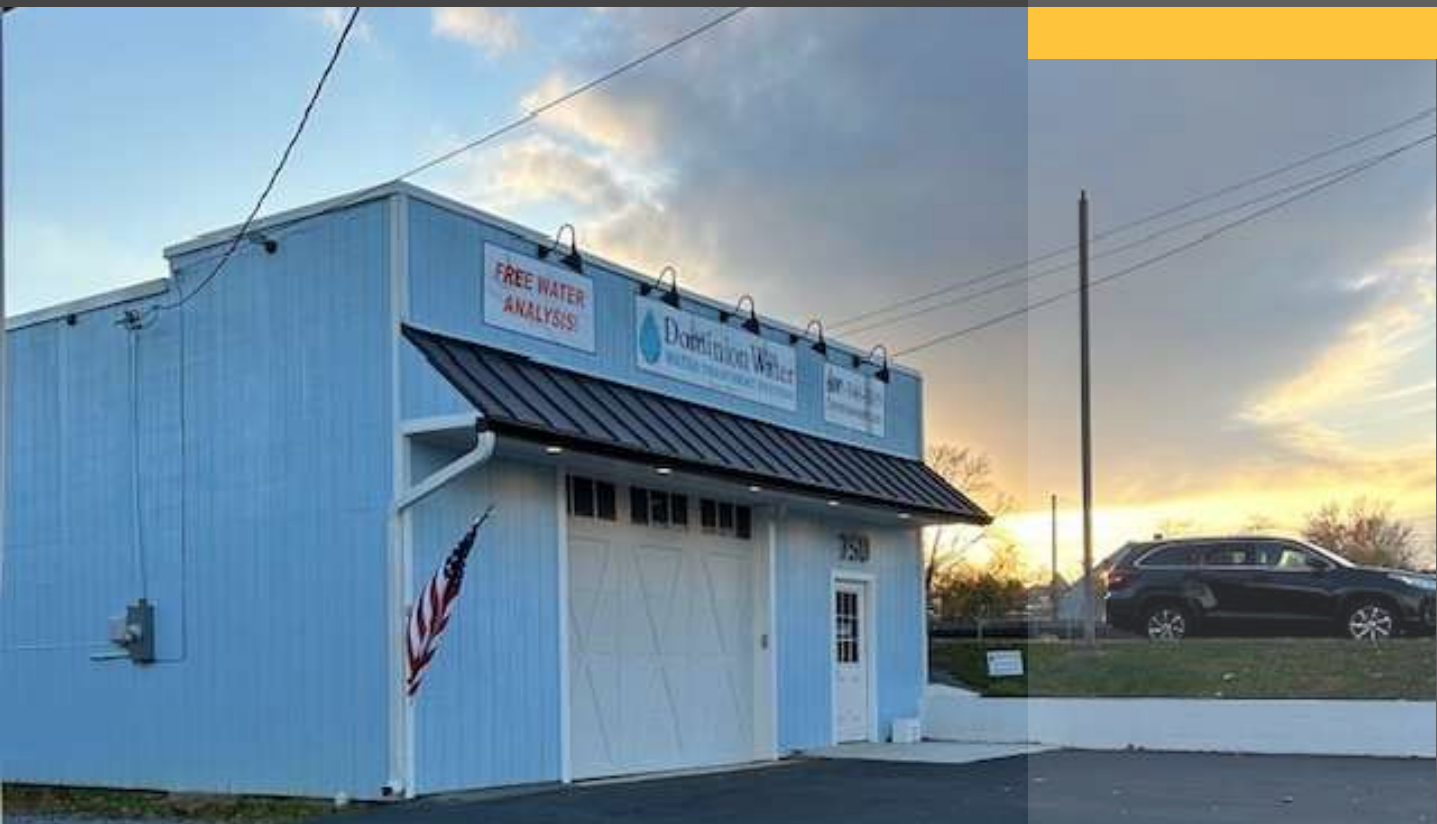


FOR SALE

750 & 760 East Main Street

750 & 760 EAST MAIN ST  
PURCELLVILLE, VA 20132



CO-LISTED BY:

**NANCY WYATT**

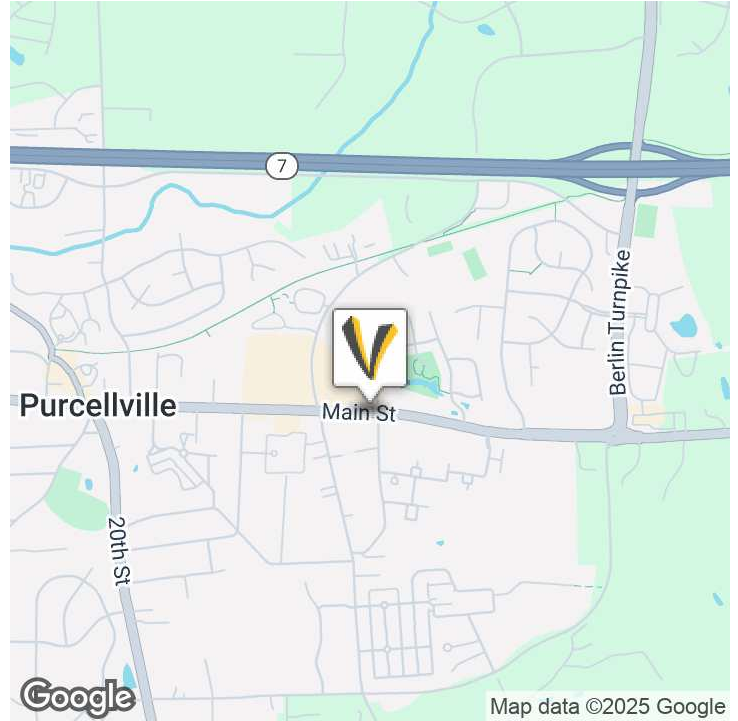
Vice President Sales and Leasing  
703.771.1162  
nancy@vaaler.us

**RICH VAALER**

Principal Broker  
772.266.9065  
rich@vaaler.us



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	3132 SF
Available SF:	3132 SF
Lot Size:	0.25 Acres
Number of Units:	2

Year Built:	1920
Zoning:	PV:MC
Market:	DC VA Burbs
Submarket:	Loudoun County

## PROPERTY OVERVIEW

Discover a compelling investment opportunity in the heart of the DC VA Burbs area with this charming Retail / Free Standing Building. Boasting a 3132 SF building with 2 units and a rich heritage dating back to 1920, this property is an ideal choice for discerning investors. Zoned PV:MC and currently achieving 100% occupancy, this turnkey investment promises stability and potential for further growth. With its prime location and historical charm, this property offers an enticing prospect for Retail / Free Standing Building investors seeking a solid addition to their portfolio.

## PROPERTY HIGHLIGHTS

- - 3132 SF Retail / Free Standing Building
- - 2 units for versatile leasing opportunities
- - Established in 1920, exuding historical charm
- - Zoned PV:MC for flexible usage options
- - Prime location in the dynamic DC VA Burbs area
- - Current 100% occupancy for immediate income



## OFFICE LOCATIONS

209 Church St SE  
Leesburg, VA 20175

1 SW Osceola St  
Suite 1  
Stuart, FL 34994

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

**RICH VAALER** Principal Broker  
rich@vaaler.us (P) 772.266.9065

**SHANT PAMBOUKIAN** Sales & Leasing Associate  
shant@vaaler.us (P) 703.771.1162

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## ADDITIONAL PHOTOS



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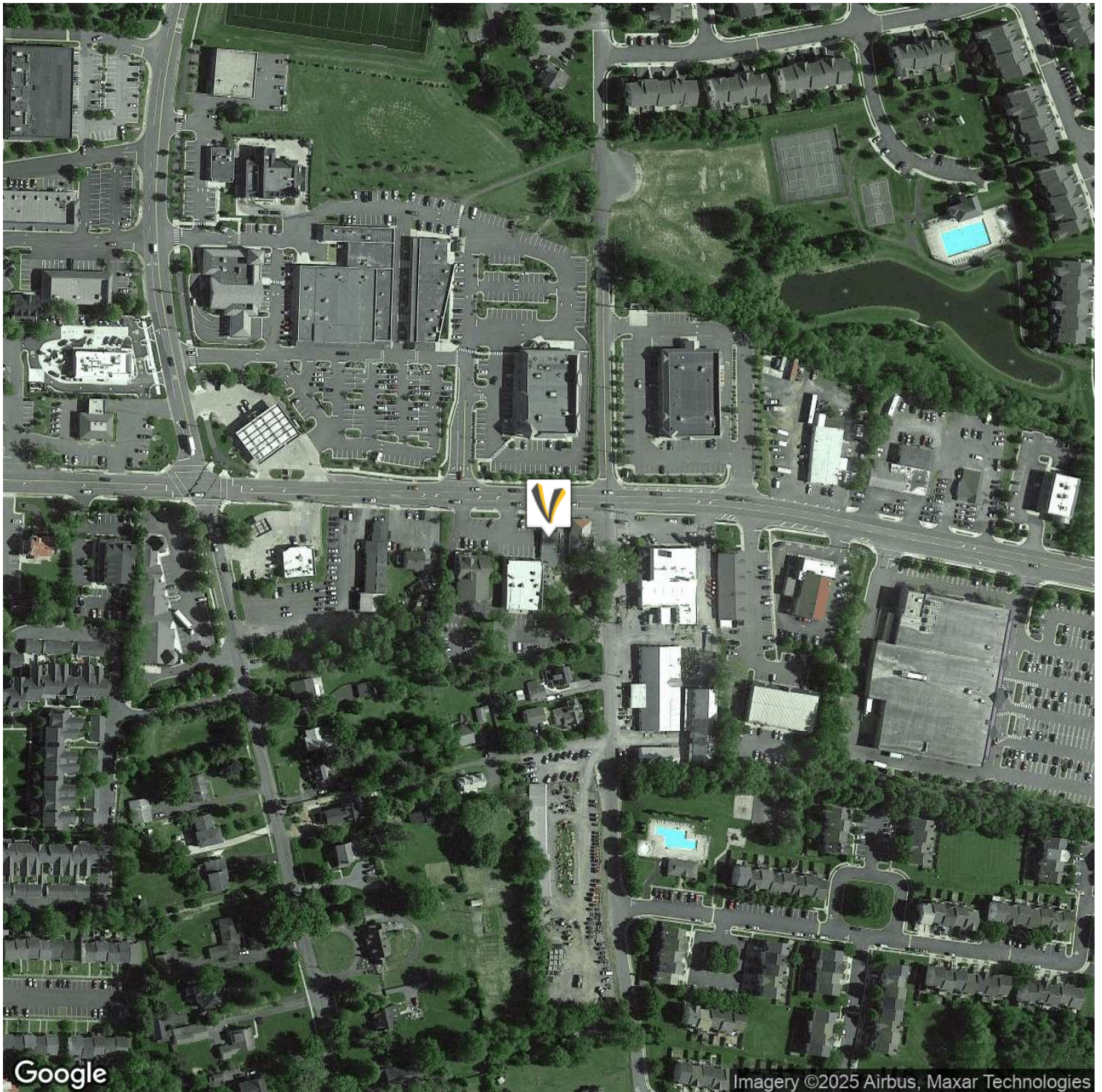
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**SHANT PAMBOUKIAN** Sales & Leasing Associate  
shant@vaaler.us (P) 703.771.1162

## AERIAL MAP



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## LOCATION MAP



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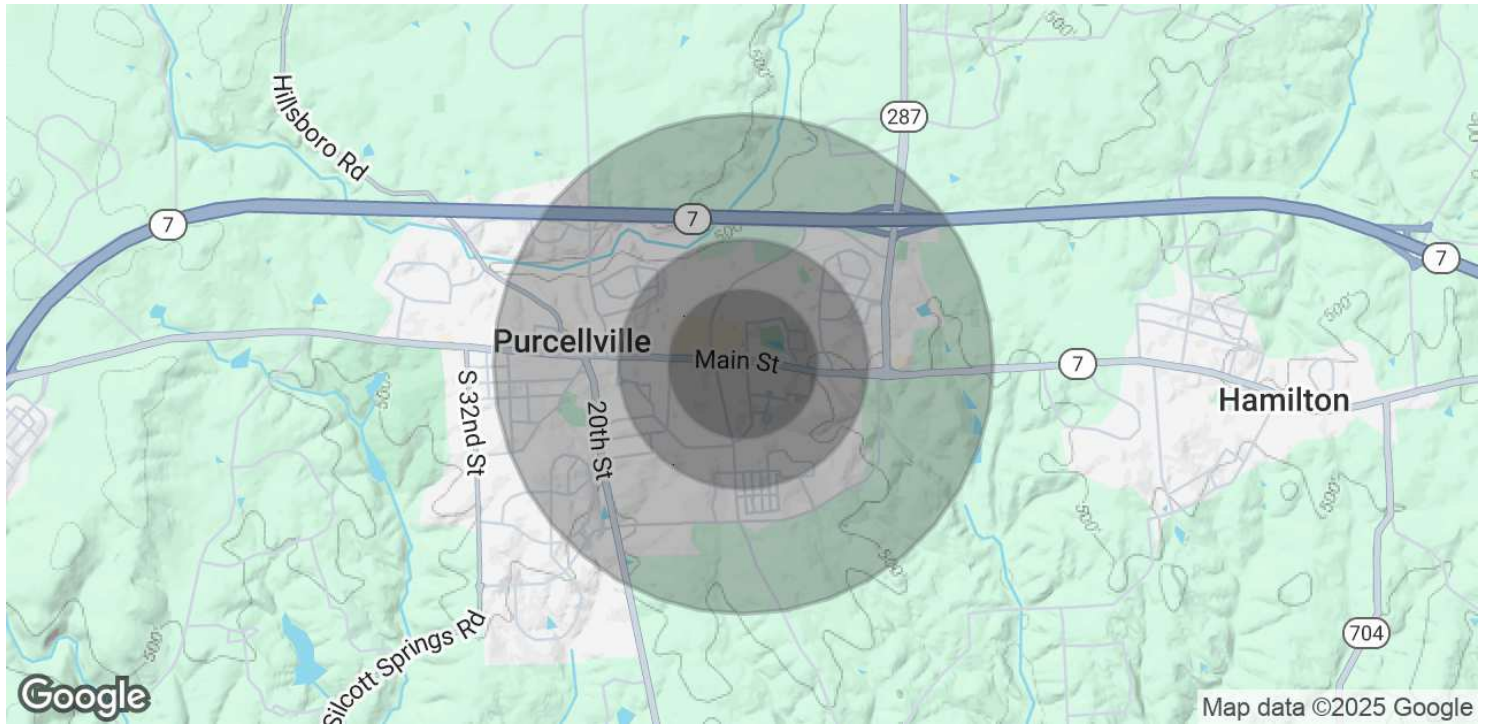
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## DEMOGRAPHICS MAP &amp; REPORT

**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,156	2,971	6,142
Average Age	36	36	37
Average Age (Male)	35	35	35
Average Age (Female)	38	38	38

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	382	978	1,984
# of Persons per HH	3	3	3.1
Average HH Income	\$160,485	\$160,660	\$181,417
Average House Value	\$640,175	\$648,270	\$677,400

*Demographics data derived from AlphaMap*

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