

5,527 SF
(DIVISIBLE)



AVAILABILITY

- 625 SF - 5,527 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.

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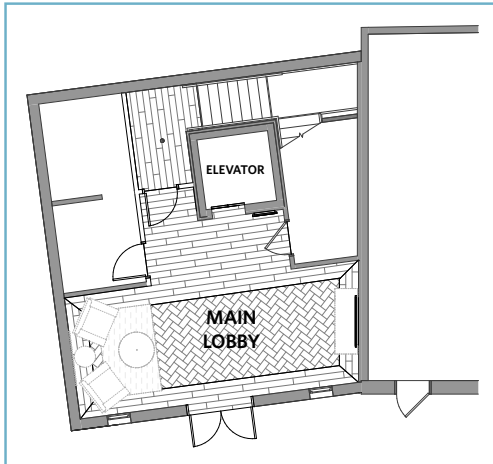
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FLOOR PLAN

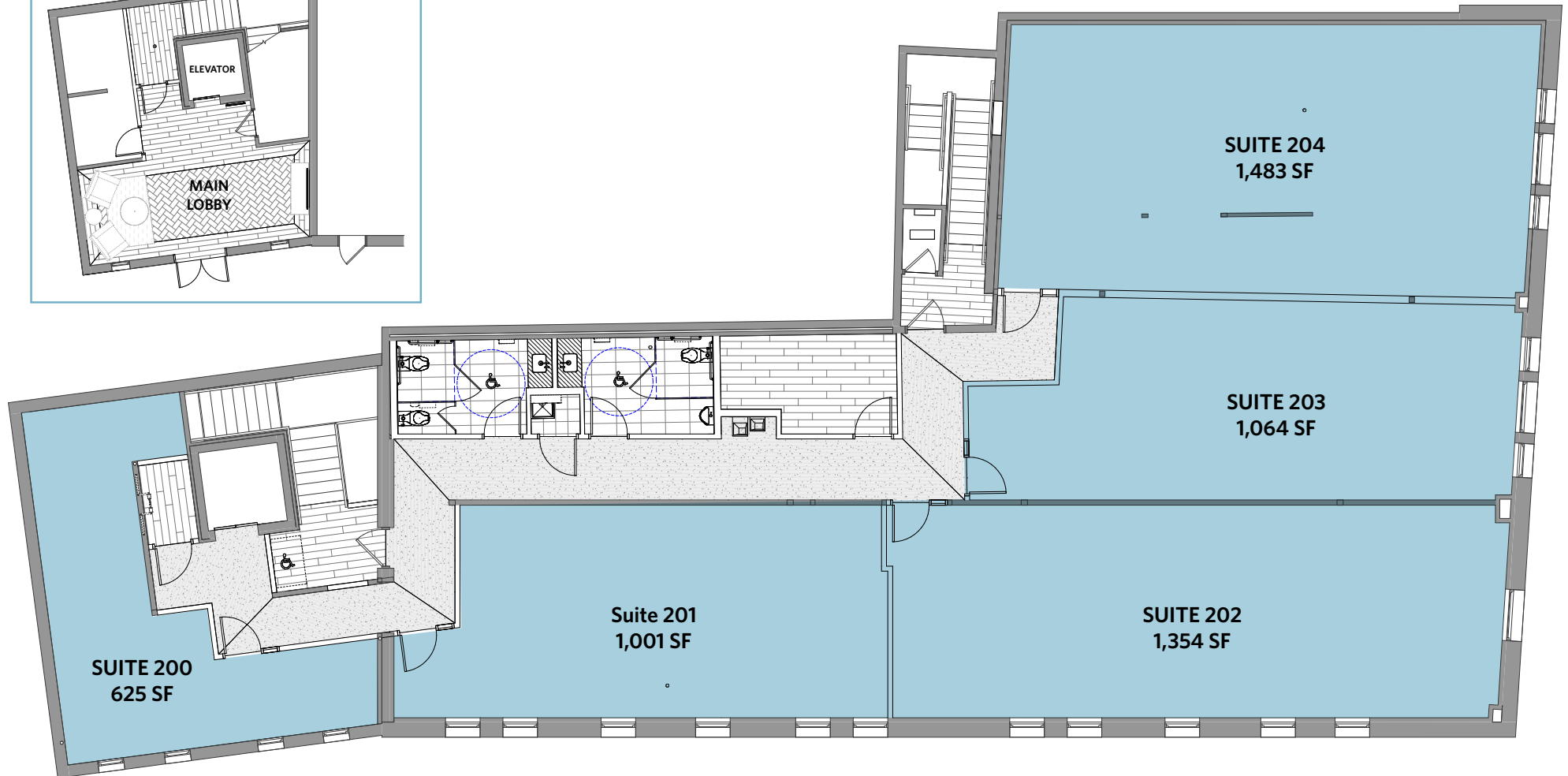
151 W MAIN STREET

PURCELLVILLE, VA 20132, LOUDOUN COUNTY

CONCEPTUAL LEVEL 1 LAYOUT



CONCEPTUAL LEVEL 2 OFFICE LAYOUT



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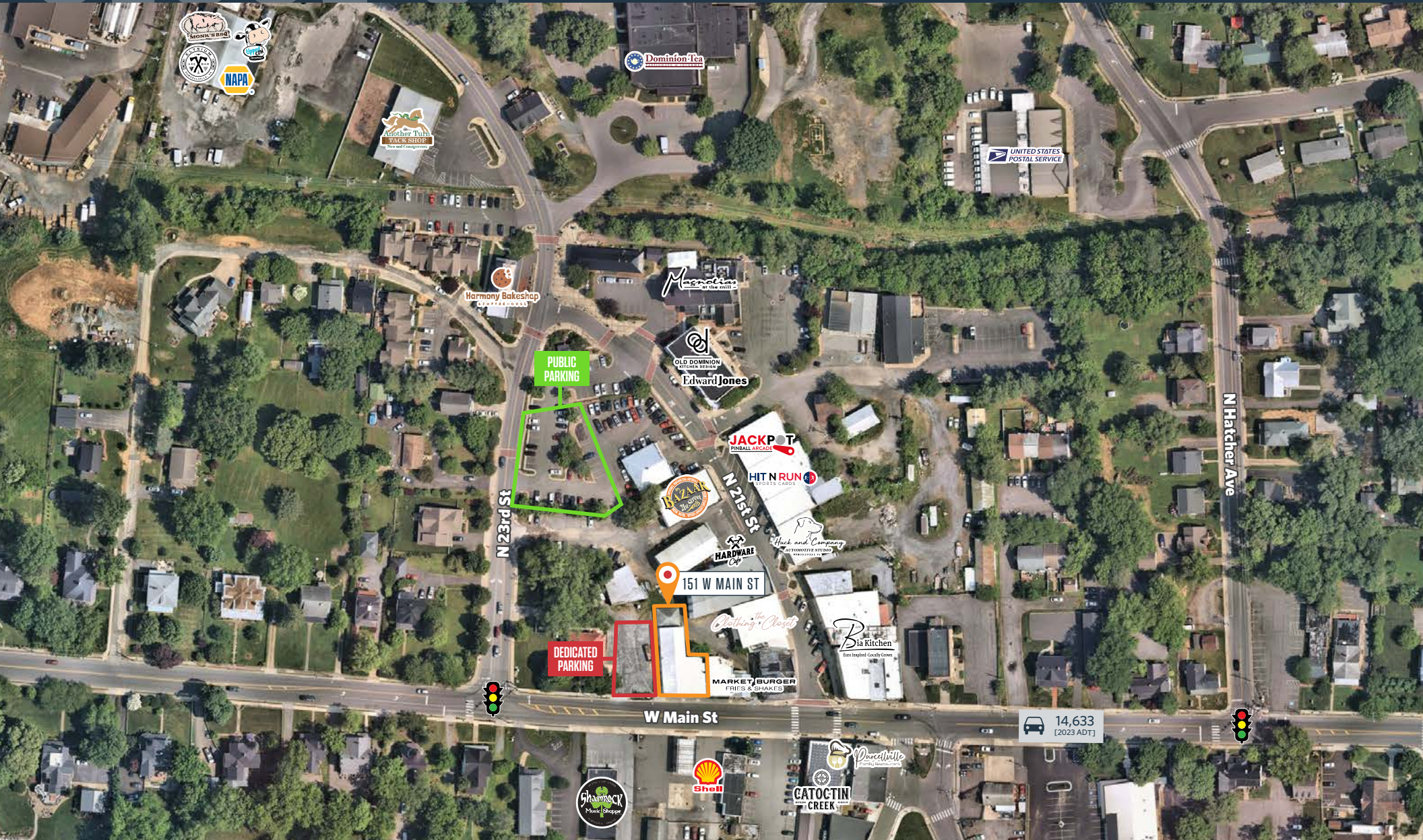
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CLOSE UP

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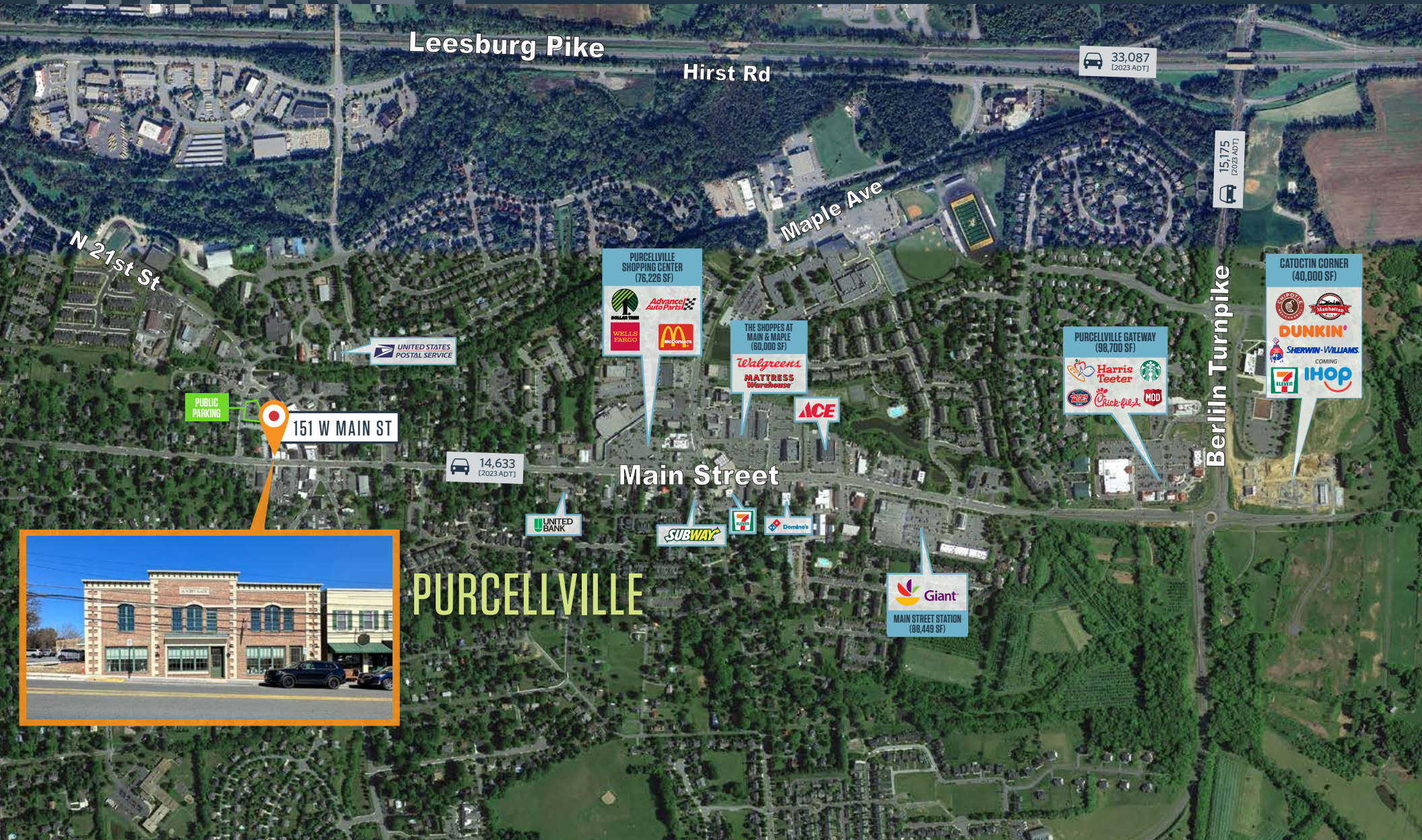
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MARKET

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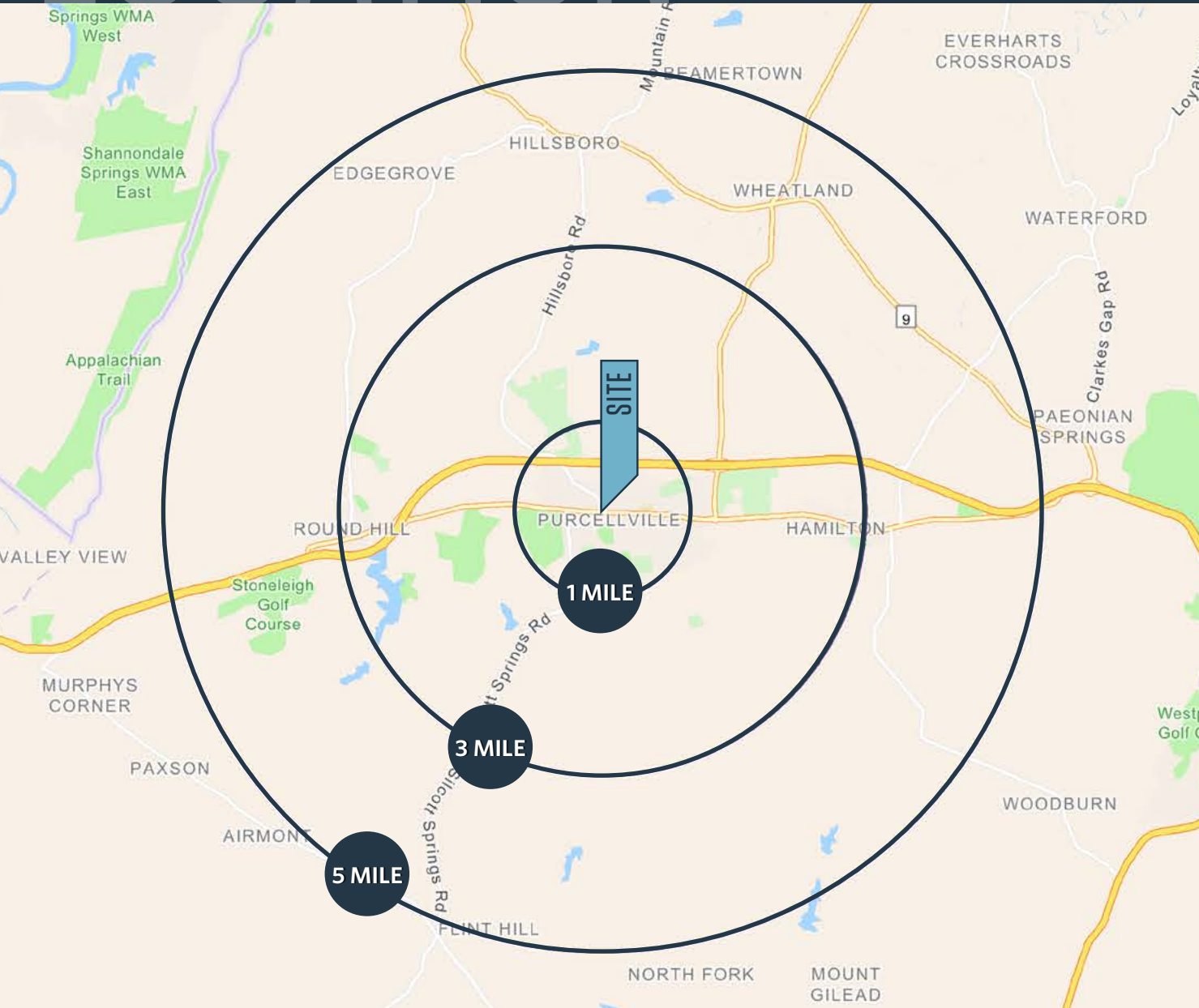
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LOCATION

151 W MAIN STREET

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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

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FOR MORE INFORMATION, PLEASE CONTACT:

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