

Commercial Vacancies 2016

Type of Unit	Area Location	Specific Location	Units vacant				Comments
			January-16	April-16	July-16	October-16	
	Main Street East of Maple						
C		Gateway	0	0			
O		Pickwick Office Area	5	3			Office Space
C		Giant Shopping Center	2	2			
C		Main Street Corridor East	2	2			Old theater building
	Maple and Main Area East of 16th Street						
C		Shoppes at Main and Maple	7	6			Adjusted 1st quarter had missed 2 vacancies
C		Subway Center	1	1			
C + O		Food Lion and Purcellville Plaza	8	8			4+4 4 office and 4 commercial
O		Old Fire House	1	1			
	DownTown						
O + C		Main and Hatcher area	5	5			Doesn't include old town hall (see below) Antique shop closed. These units can be broken into more or fewer units will have to wait and see.
C		21st Street	4	4			
C		23rd Street	1	0			Bike shop and additions
O + I		JB Properties	0	0			Large industrial building in back of train station. C-4 Zoning.
O		Hatcher including Cornwell	1	1			
O	DownTown (Continued)	20th Steet South	1	1			
C		Old Town Hall (Marketplace)	0	0			Will be closing soon. Could be broken into smaller units. Will have to wait and see what the market does.

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O		Main Street	2	0			Butterfly Gourmet bldg - office space
	Main Street Starting at 23rd						
C		Main St Corridor West	0	1			
	Richardson Lane						
		Industrial Park	0	0			
	Hirst Road Corridor						
O		Inova Bldg	2	2			Lowes Risk Group has taken most of the spaces.
I		Bailey Lane	1	1			Industrial Office space
I		Browning Court	1	1			Office and storage space
I		Hirst Road	1	1			Red Line Motors
	Total Vacancies		45	40			
	Commercial Vacancies		24	21			
	Industrial Vacancies		3	3			
	Office Vacancies		16	16			

Business units		480	480
Vacancies		45	40
Percent Vacant		9.4%	8.3%

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Commercial, Industrial and Office Vacancies

The above counts are based on units available, not square footage. The CD department does not have the capability or the manpower to provide numbers for leasable square feet, nor are we able to track all businesses. Rather than speculate on how many units can fit in a building this survey counted units as they are being utilized today and not based on how many units could be rented if the units were subdivided. As an example, the old Blue Ridge Leader building could be broken into 3 or more spaces but since that has not been done the building is only counted as having one vacant unit.

These business unit numbers can be expected to change even on a daily basis as this is only a snapshot of vacancies as of January 5, 2016. The research was informal and was conducted by Community Development utilizing a windshield survey. The survey noted what appear to be vacancies in the various commercial/industrial districts. Please keep in mind that a survey of this type can often miss a few units resulting in some units that will go uncounted, this is especially true for second floor office space that is not advertised. Despite the potential for missing units I believe it is still valid as a barometer of the health of the business community in Purcellville. This type of survey can be an invaluable tool that highlights growth or decline on a quarterly basis. By keying in on vacancies as opposed to occupancies it is easier to maintain a record of growth and decline rather than trying to keep track of every single business.

The Town has approximately 800-900 business units with 250- 300 or so being out of town contractors that do business in town and 100 to 120 being home occupations (however, we don't have the capability to track home businesses with our present financial software system, therefore this is a guesstimate.) *Source: Purcellville Finance Department*

When you do the math for the first quarter we have 480+ business units and 40 vacancies which translates to 8-9% combined commercial/industrial vacancy rate. I am not able to break out the existing businesses by type (office, industrial, retail) as the data is not available.

This table will be updated on a quarterly basis and will be distributed with the monthly Economic Development Report.

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