

Commercial Vacancies 2017

Type of Unit	Area Location	Specific Location	Units vacant				Comments	Owner	Leasing Agent
			1/1/17	4/1/17	7/7/17	10/1/17			
	Main Street East of Maple								
C		Purcellville Gateway 105 Purcellville Gateway	1	1	1		IJ Canns has vacated their space. There is interest in the space but nothing final as yet. The center continues to have strong rentals.	Echo Development Drew Gorman 240-497-0523	Roadside Development Christie Morgan 703-579-6722
O		Pickwick Drive Office Area Western side 17341 Pickwick Drive	5	4	4		Office Space. These are town house style condos that are for sale or lease. Probably most attractive as health care rental offices. Not particularly suited for retail.	12 Condominiums individually owned	Jacque Hansbrough 703-861-1451
O		Pickwick Drive Office Area eastern side 17336 Pickwick Drive	2	2	2		This is all medical office space	ELKINS PICKWICK DRIVE LLC William J Reap Company PO Box 2503 Springfield VA	Bill Reap 703-892-4966 williamjreap@verizon.net
O-C		1021 East Main Street Dr. Tari Office	0	1	1		This is second floor office space vacated by real estate company.	Dr Kianoush Tari 1021 East main St Purcellville VA	Dr Kianoush Tari 1021 East main St Purcellville VA
C		Main Street Village 100 East Main Street	4	3	3		Giant Shopping Center. Includes Capital One vacant bank building. Bldg is owned by shopping center. Still paying rent so technically not vacant. There has been some interest in the Blockbuster units.	Main Street Station LLC 1 South Street Suite 2800 Baltimore, MD 21202	Mark Fontaine 571-765-4412 540-338-5333 mfontaine@renaudconsulting.net

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C		Red Oak Plaza Good Year Tire and commercial. Bldg in rear. 850 E Main Street	1	1	1		Space in back of the Tire dealership. The building in back of the tire company does not have good visibility and is best suited for service type business.	Red Oak Place LLC PO Box 22 Lincoln, VA	Baller Real Estate 703-771-1162
C & O		Old Theater Bldg 860 Main St	2	1	1		Second Floor space	Tasos Vatikiotis 202-297-6424	Same
	Maple and Main Area East of 16th Street								
C		Shoppes at Main and Maple 711 E Main Street	3	4	5			Reuben Bajaj 240-223-4814 White Star Investments 6701 Democracy blvd #24 Bethesda, MD	Kelly Pedrosa 240-223-4840 kpedrosa@whitestarinvestments.com
C		Maple Avenue Shoppes 101 S Maple Ave	1	1	1		Subway Center A difficult space. Visibility problems are probably keeping it from being rented.	LP Title LLC MGP Properties LLC 1112 16th Street NW Suite 900 Washington, DC	George Calomiris 202-457-1200 George@colomiris.com Vaaler Real Estate 703-771-1162
C		Purcellville Shopping Center 609 E Main Street	6	6	6		Shop & Save Plaza	Purcellville Shopping Center LLC 6031 Leesburg Pike Baileys Xrds, VA	Bob Brunner 703-578-4000 jbcrc578@gmail.com Renaud Consulting 571-765-4412
C&O		Purcellville Plaza Maple Ave	6	6	6		3 office and 3 commercial	Purcellville Plaza 6031 Leesburg Pike Baileys Xrds, VA	Bob Brunner 703-578-4000 jbcrc578@gmail.com Renaud Consulting 571-765-4412

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O		Dr Idres Bldg 200 N Maple Ave	1	1	1		There have been some inquiries about this space. Lends it self to a health care use since it is next to a doctor's office.	Country Group LLC 20153 Black Dianmond Pl Ashburn VA	Irfan Idrees 540-338-0032 571-426-3913 iidress@yahoo.com
C		Everyday Elegance bldgs 600 E Main Street	1	1	0		4 units in two buildings. Eastern building will soon be vacant	Mike Dowling PO Box 2458 Purcellville VA 20134	Same as owner
	Main St Area 16th to 21st Street								
O		Office bldg Next to Library 300 E Main Street	0	0	0		No Vacancies	Thelma Altizer PO Box 901 Purcellville VA	Ann Ray 540-338-7744
O		Office bldg next to antique shops 200 E Main Street	6	6	6		Currently building is just for sale not lease. Has 6 office spaces in building.	PM Moonshine LLC PO Box 1092 Great Falls VA	Paul McMahon 540-687-5588
O & C		Antiques bldg 142 E Main Street	0	0	0		These units can be broken into more or fewer units will have to wait and see.	Judith Lohmann Trustee 330 Pitman Ave Pitman NJ	David Lohmann 540-338-9118 info@abernethyspencer.com
C		Old Town Hall (Marketplace) 130 E Main Street	0	0	0		New Tenant. New home of Dragonhop Brewery.	M&T Property Holdings LLC PO Box1210 Purcellville VA	Mark Fontaine 571-765-4412 540-338-5333 mfontaine@renaudconsulting.net
O		109 E Main Street	1	1	1		2nd floor office space Above Celtic Shop. Not being actively marketed.	Jane Trenary Trenary Investments 43201 Whisperwood Ter Ashburn, VA	
	Downtown 21st St and 23rd St								

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C		146 21st Street	1	1	1			Chapman Group LLC 151 N Hatcher Ave Purcellville VA	John Chapman 540-338-1319
O&C		198 21st Street	1	1	1		Space underneath Magnolia's accessed from O Street.	Western Loudoun Development LLC 36286 Osburn Rd Purcellville VA	Vaaler Real Estate 703-771-1162
C		Bike Shop Bldg 201 N 23rd Street	1	1	1		Bike shop is closed	Brook Middleton 540-364-8062 dbmcpa@aol.com	Same
C&O		Dental Arts Bldg 101 E Main Street	2	1	1		These are second floor offices	Judith Lohmann 3897 Tusico Pl Fairfax VA	Siles Redd 540-550-2010
O + I		JB Properties 210 N 21st Street	0	0	1		Large industrial building in back of train station. C-4 Zoning.	JB Properties Inc 210 N 21st Street Purcellville VA	Jacque Hansbrough 703-861-1451 Jacque@landmarkgroup va.com
	Hatcher and South 20th St								
O		140 Hatcher	0	0	0		There is a mix of residential and office on this street. Because of this the vacancies could change.	Mitch Pilchuk 102 Evergreen Street Sterling VA	Vaaler Real Estate 703-771-1162
C&O		128-130 S 20th Steet	3	3	3		This is the old fire house bldg that is under renovation. Potentially 3 uses on 3 floors.	Select Property Mgmt LLC 36255 Snickersville Tpk Purcellville VA	Will Durhing 540-687-7019
	Main Street from 21st to Orchard								
O		Wasserman Bldg 170 W Main Street	2	2	2		Office Space	Earl and Linda Cline 788 E Boiling Spring Road Southport NC	Dorothy Hall Sherry Wilson RE 540-338-6300

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	Main St west to Country Club								
C		Rust Property	0	1	2		Previous temporary site for So States. Now vacant.		703-554-5349
C		Main St Corridor West Schonder Bldg 701 W Main Street	0	0	0			Robert Schonder PO Box 69 Purcellville VA	Robert Schonder 703-209-7828
	Richardson Lane Area Industrial Park								
I		Richardson Lane	0	0	0				
I		Mayfair Industrial Sheperdstown Court	6	6	6		These are the new Mayfair industrial sites 6 out of 12 sold to date.	Brookfield	Clint Chapman 540-751-1381 Clint.chapman@nndevelopment.com
	Hirst Road Corridor								
O		Inova Bldg 205 Hirst Road	1	1	1		Lowers Risk Group has taken most of the spaces.	Valley Medical Ctr LLC 151 Hatcher Ave Purcellville VA	John Chapman 540-338-1319
I&O		117 Bailey Lane	4	4	3		1000 Sq feet available. Office only.	Bailey Lane LLC 34890 Benjamin Ct Round Hill VA	Lyn 703-929-7752
I&O		417 Browning Court	0	0	0		No Vacancies		
I&O		Hirst Road	0	0	0		No Vacancies		
		Hirst Road VL	1	1	1		4-5 acres of vacant developable land Zoned C1	Chapman Brothers LLC 151 N Hatcher Ave Purcellville VA	John Chapman 540-338-1319
		Hirst Road & Maple Ave VL	1	1	1		20 acres of vacant developable land Zoned CM1	Marlys Rixey 6401 Little Leigh CT	Linda Erbs

Commercial Vacancies 2017

	Total Vacancies		63	62	63	0			
	Commercial Vacancies		29	29	30	0			
	Industrial Vacancies		9	6	6	0			
	Office Vacancies		26	27	27	0			

Business units		475	475	475	0
Vacancies		63	62	63	0
Percent Vacant		13.3%	13.1%	13.3%	0.0%

Business units do not include out of Town contractors or home occupations.

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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 Capital One building could be split into a number of smaller units. These business unit numbers can be expected to change even on a daily basis as this is only a snapshot of vacancies as of the date of the survey. The research was informal and was conducted by Community Development utilizing a windshield survey and information from real estate brokers. The survey provides 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. The purpose is to provide trends. 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 (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*

This table is updated on a quarterly basis.

Patrick Sullivan, AICP CED, Director
Community Development Department