

# Commercial Vacancies 2018

| Type of Unit | Area Location                | Specific Location  | Units vacant |        |        |         | Comments  | Owner   | Leasing Agent   |
|--------------|------------------------------|--|--------------|--------|--------|---------|---|---|---|
|              |                              |  | 1/1/18       | 4/1/18 | 7/7/18 | 10/1/18 |   |   |   |
|              | Main Street<br>East of Maple |  |              |        |        |         |   |   |   |
| C            |                              | Purcellville Gateway<br>105 Purcellville<br>Gateway                      | 0            | 0      | 0      |         | IJ Canns has vacated their space.<br>MODS pizza and Everest<br>Learning Center  | Echo Development<br>Drew Gorman<br>240-497-0523   | Echo Development<br>Jessica office<br>invoices@echorealty.com<br>240-497-0526             |
| O            |                              | Pickwick Drive<br>Office Area<br>Western side<br>17341 Pickwick<br>Drive | 2            | 2      | 1      |         | Office Space. These are town<br>house style condos that are for<br>sale or lease. Probably most<br>attractive as health care rental<br>offices. Not particularly suited<br>for retail.                                    | 12 Condominiums<br>individually owned   | Jacque Hansbrough<br>703-861-1451   |
| O            |                              | Pickwick Drive<br>Office Area eastern<br>side 17336<br>Pickwick Drive    | 2            | 2      | 1      |         | This is all medical office space  | ELKINS PICKWICK<br>DRIVE LLC William J<br>Reap Company PO<br>Box 2503 Springfield<br>VA | Bill Reap<br>703-892-4966<br>williamjreap@verizon.net                                     |
| O-C          |                              | 1021 East Main<br>Street Dr. Tari<br>Office                              | 1            | 0      | 0      |         | This is second floor office space<br>vacated by real estate company.  | Dr Kianoush Tari 1021<br>East main St<br>Purcellville VA                                | Dr Kianoush Tari- <b>Cindy<br/>Office Manager</b> 1021<br>East main St Purcellville<br>VA |
| C            |                              | Main Street Village<br>100 East Main<br>Street                           | 2            | 2      | 2      |         | Giant Shopping Center. Includes<br>Capital One vacant bank<br>building. Bldg is owned by<br>shopping center. Still paying<br>rent so technically not vacant.<br>There has been some interest in<br>the Blockbuster units. | Main Street Station<br>LLC care of/ ATAPCO<br>Property 410-347-<br>7122 or 410-347-7150 | Mark Fontaine<br>571-765-4412<br>540-338-5333<br>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<br>PO Box 22 Lincoln, VA  | Baller Real Estate<br>703-771-1162  |
| C & O |  | Old Theater Bldg<br>860 Main St  | 1 | 1 | 3 |  | Second Floor space   | Tasos Vatikiotis<br>202-297-6424  | Same  |
|       | <b>Maple and Main Area East of 16th Street</b> |  |   |   |   |  |  |   |   |
| C     |  | Shoppes at Main and Maple 711 E Main Street                                  | 7 | 6 | 5 |  |  | Reuben Bajaj<br>240-223-4814 White Star Investments<br>6701 Democracy blvd #24 Bethesda, MD | Kelly Pedrosa<br>240-223-4840<br>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<br>202-457-1200<br>George@colomiris.com<br>Vaaler Real Estate 703-771-1162 |
| C     |  | Purcellville Shopping Center 609 E Main Street                               | 5 | 5 | 3 |  | Shop & Save Plaza  | Purcellville Shopping Center LLC 6031 Leesburg Pike Baileys Xrds, VA                        | Bob Brunner<br>703-578-4000<br>jbcrc578@gmail.com<br>Renaud Consulting 571-765-4412         |
| C&O   |  | Purcellville Plaza Maple Ave   | 3 | 3 | 3 |  | 3 office and 3 commercial  | Purcellville Plaza 6031 Leesburg Pike Baileys Xrds, VA                                      | Bob Brunner<br>703-578-4000<br>jbcrc578@gmail.com<br>Renaud Consulting 571-765-4412         |

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| O     |   | Dr Idres Bldg<br>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<br>20153 Black Diamond<br>Pl Ashburn VA                   | Irfan Idrees<br>540-338-0032<br>571-426-3913<br>iidress@yahoo.com |
| C     |   | Everyday Elegance<br>bldgs 600 E Main<br>Street           | 0 | 0 | 0 |  | 4 units in two buildings. Eastern building will soon be vacant   | Mike Dowling PO<br>Box 2458 Purcellville<br>VA 20134                        | Same as owner   |
|       | <b>Main St Area<br/>16th to 21st<br/>Street</b> |   |   |   |   |  |  |   |   |
| O     |   | Office bldg Next to<br>Library 300 E Main<br>Street       | 0 | 0 | 0 |  | No Vacancies   | Thelma Altizer PO Box<br>901 Purcellville VA                                | Ann Ray<br>540-338-7744   |
| O     |   | Office bldg next to<br>antique shops 200<br>E Main Street | 6 | 5 | 5 |  | Currently building is just for sale not lease. Has 6 office spaces in building.  | PM Moonshine LLC<br>PO Box 1092 Great<br>Falls VA                           | Paul McMahon<br>540-687-5588                                      |
| O & C |   | Antiques bldg 142<br>E Main Street                        | 0 | 0 | 0 |  | These units can be broken into more or fewer units will have to wait and see.  | Judith Lohmann<br>Trustee 330 Pitman<br>Ave Pitman NJ                       | David Lohmann<br>540-338-9118<br>info@abernethyspencer.com        |
| C     |   | Old Town Hall<br>(Marketplace) 130<br>E Main Street       | 0 | 0 | 0 |  | New Tenant. New home of Dragonhop Brewery.   | M&T Property<br>Holdings LLC PO<br>Box1210 Purcellville<br>VA               | Emily Coryall<br>emily.dragonhops.com<br>443-928-1500             |
| O     |   | 109 E Main Street   | 1 | 1 | 1 |  | 2nd floor office space Above Celtic Shop. Not being actively marketed.   | Jane Trenary Trenary<br>Investments 43201<br>Whisperwood Ter<br>Ashburn, VA |   |
|       | <b>Downtown 21st<br/>St and 23rd St</b>         |   |   |   |   |  |  |   |   |

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

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|     |   |   |   |   |   |  |  |  |   |
|-----|---|---|---|---|---|--|--|--|---|
|     | <b>Main St west to Country Club</b>         |   |   |   |   |  |  |  |   |
| C   |   | Rust Property   | 1 | 1 | 1 |  | Previous temporary site for So States. Now vacant.                   |  | Tom Rust 703-554-5349   |
| C   |   | Main St Corridor<br>West Schonder Bldg<br>701 W Main Street | 0 | 0 | 0 |  |  | Robert Schonder PO<br>Box 69 Purcellville VA                 | Robert Schonder<br>703-209-7828                               |
|     | <b>Richardson Lane Area Industrial Park</b> |   |   |   |   |  |  |  |   |
| I   |   | Richardson Lane   | 0 | 0 | 0 |  |  |  |   |
| I   |   | Mayfair Industrial<br>Sheperdstown<br>Court                 | 6 | 6 | 6 |  | These are the new Mayfair industrial sites 6 out of 12 sold to date. | Brookfield   | Clint Chapman 571-246-2105<br>Clint.chapman@nndevelopment.com |
|     | <b>Hirst Road Corridor</b>                  |   |   |   |   |  |  |  |   |
| O   |   | Inova Bldg 205<br>Hirst Road                                | 1 | 2 | 1 |  | Lowers Risk Group has taken most of the spaces.                      | Valley Medical Ctr LLC<br>151 Hatcher Ave<br>Purcellville VA | John Chapman<br>540-338-1319                                  |
| I&O |   | 117 Bailey Lane   | 3 | 3 | 3 |  | 1000 Sq feet available. Office only.                                 | Bailey Lane LLC<br>34890 Benjamin Ct<br>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<br>151 N Hatcher Ave<br>Purcellville VA | John Chapman<br>540-338-1319                                  |
|     |   | Hirst Road & Maple Ave VL                                   | 1 | 1 | 1 |  | 20 acres of vacant developable land Zoned CM1                        | Marlys Rixey 6401<br>Little Leigh CT                         | Linda Erbs  |

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|  |                             |  |    |    |    |  |  |  |  |
|--|-----------------------------|--|----|----|----|--|--|--|--|
|  |                             |  |    |    |    |  |  |  |  |
|  | <b>Total Vacancies</b>      |  | 56 | 53 | 46 |  |  |  |  |
|  | <b>Commercial Vacancies</b> |  | 26 | 25 | 21 |  |  |  |  |
|  | <b>Industrial Vacancies</b> |  | 6  | 6  | 6  |  |  |  |  |
|  | <b>Office Vacancies</b>     |  | 24 | 22 | 19 |  |  |  |  |

|                       |  |       |       |      |  |
|-----------------------|--|-------|-------|------|--|
| <b>Business units</b> |  | 475   | 475   | 475  |  |
| <b>Vacancies</b>      |  | 56    | 53    | 46   |  |
| <b>Percent Vacant</b> |  | 11.8% | 11.2% | 9.6% |  |

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

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GLO Studio applied for occupancy

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5/25/18 Mark Burgess CPA received Occupancy