

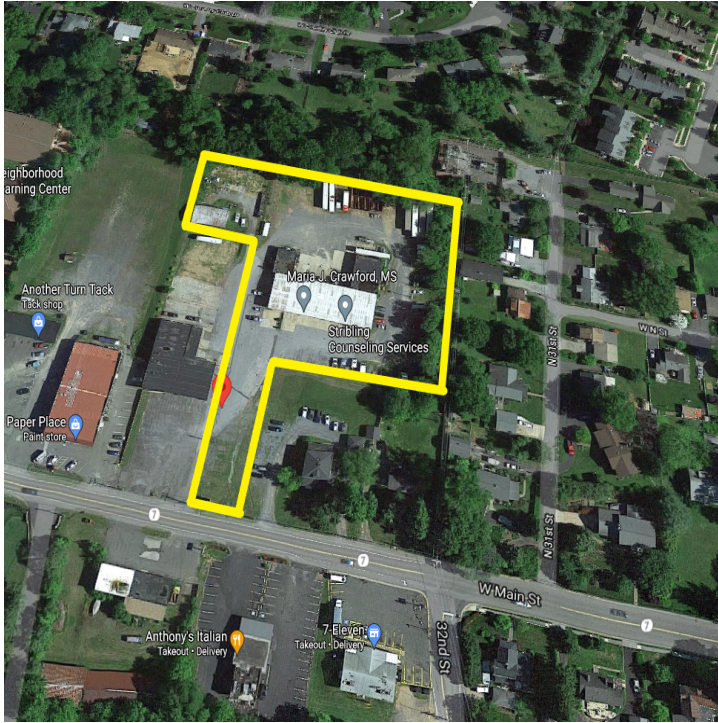


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Executive Summary



OFFERING SUMMARY

| | |
|------------------|-------------------|
| Sale Price: | \$2,950,000 |
| Building 1 Size: | 14,000 SF |
| Building 2 Size: | 1600 SF |
| Lot Size: | 3.43 Acres |
| Zoning: | MC (Purcellville) |

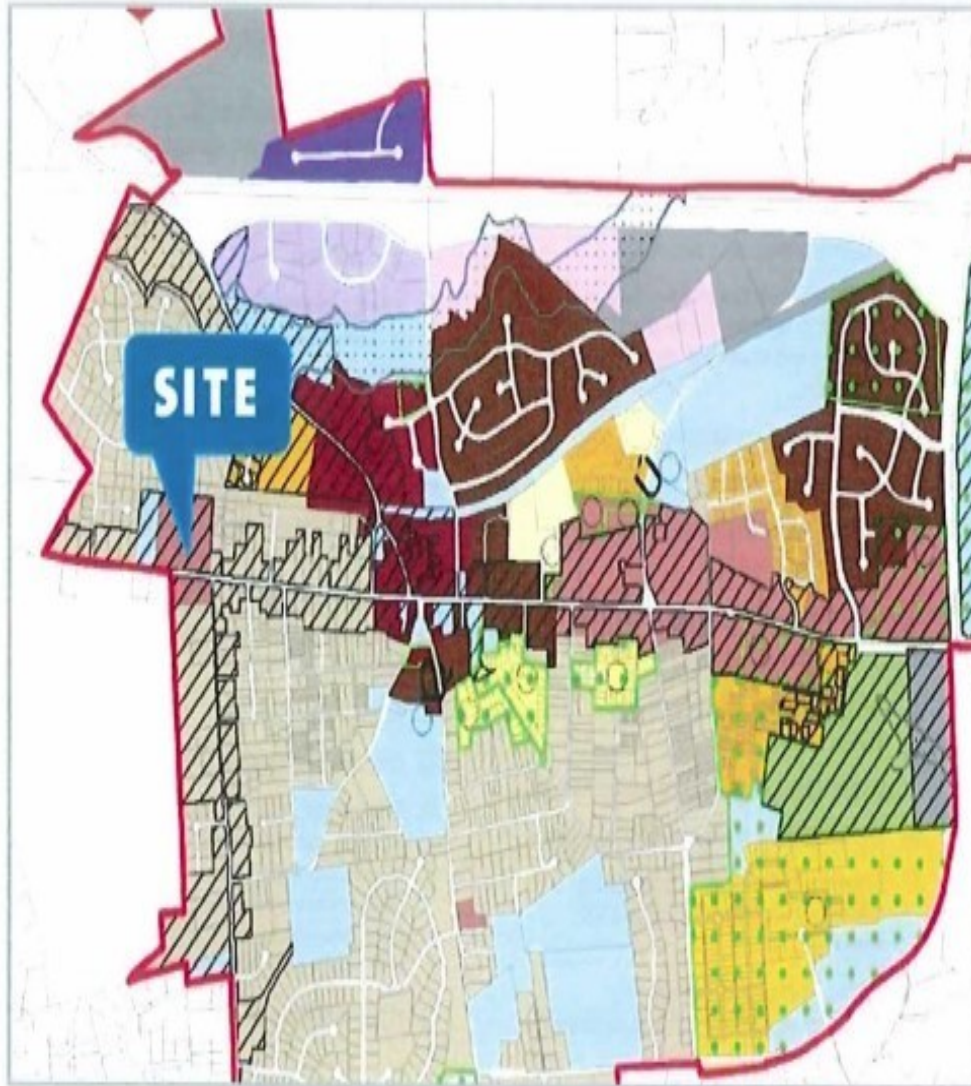
PROPERTY HIGHLIGHTS

- Outstanding “western portal” site entering Purcellville from Round Hill and points West
- Located on West Main Street (Business 7) across the street from the Loudoun Golf & Country Club
- Two contiguous parcels comprising 3.43 acres
- Zoned MC (Mixed Commercial Use - Town of Purcellville Zoning)
- 625 W Main Street; Large building with Parts Department and Truck repair facility (14000 SF and associated parking)
- 629 W Main Street: Enclosed by chain link fence approximately 0.3870 acres with a metal building 53.9 x 30.5 (1600 SF)

Additional Photos



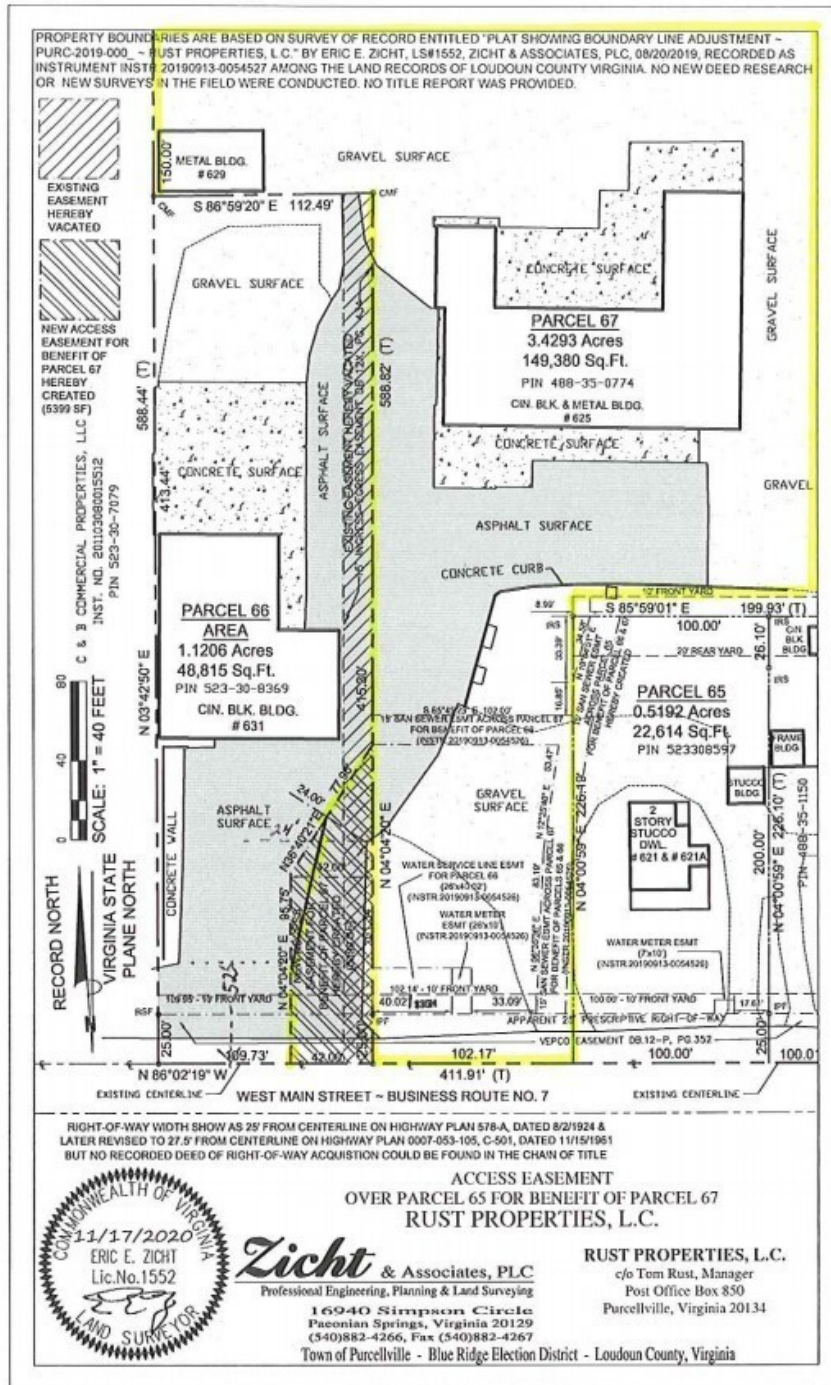
Site Plan



Legend

- Town Boundary
- Floodplain Overlay District
- Historic Corridor Overlay District
- Proffered Rezonings
- Centerline
- Parcels
- Zoning District**
- AC
- C-1
- C-4
- CM-1
- IP
- M-1
- MC
- PDH-2
- PDH-5
- R-15
- R-2
- R-3
- R-8
- X

Site Plan



Permitted Uses

Excerpt From Town Of Purcellville Zoning Ordinance

Section 7: Mixed Commercial District.

7.1 Purpose Of The District.

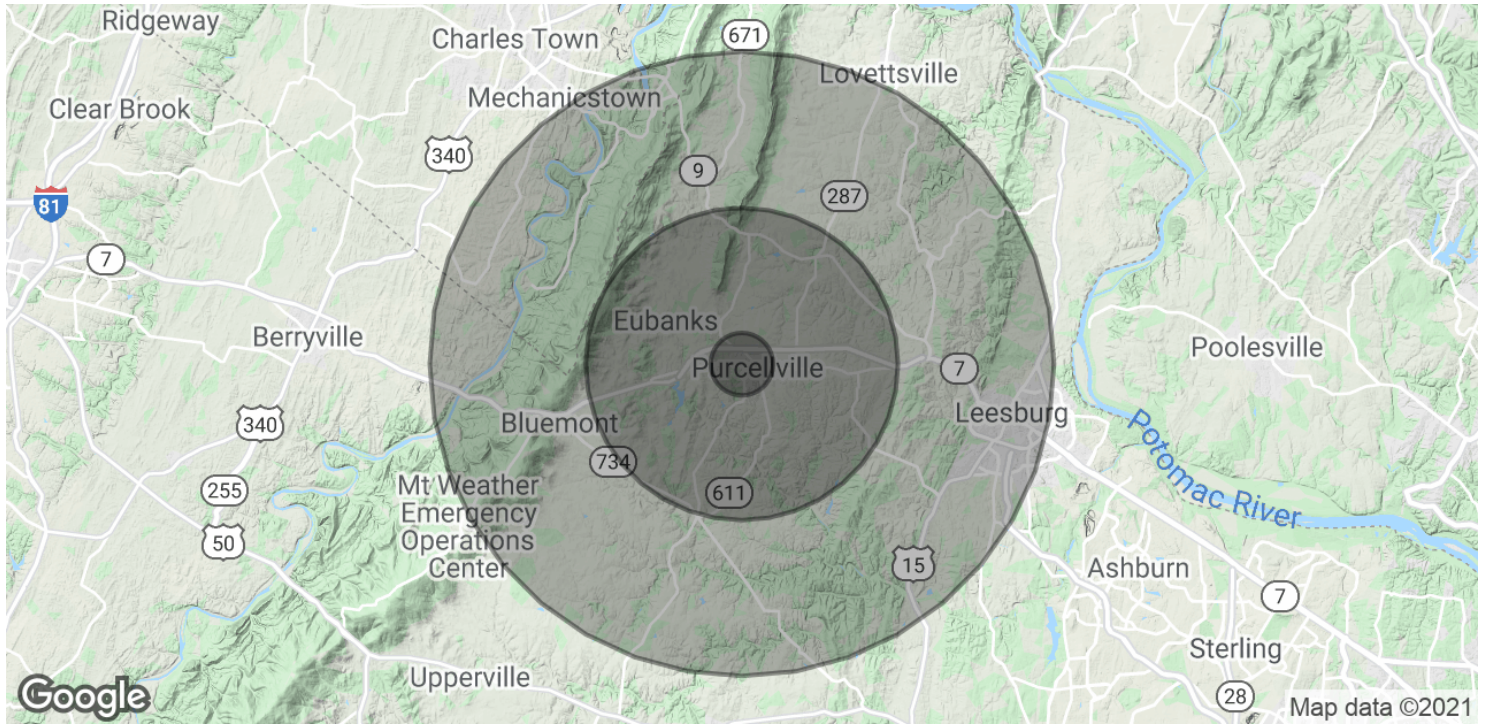
The purpose of this district is to provide sufficient space in appropriate locations for a variety of retail shopping, office uses and miscellaneous recreational and service activities, generally serving the town, its neighborhoods and the surrounding area of the county and to implement the town's comprehensive plan. These uses should be developed as compact centers in or near developed areas where retail and service activities now exist or are planned. Since these areas are generally located along major thoroughfares and at the major gateways to the town, the district includes side design standards to minimize traffic congestion and conflict and landscaping and sign standards to minimize distracting visual clutter and to enhance the appearance of the district. To enhance the general character of the district, its function of local and neighborhood service, and its compatibility with surrounding uses, the size of certain by-right uses is limited and special standards are included to address automobile intensive uses. In accord with the provisions of article 5, section 4, non-

conforming uses may be re-established within two years after discontinuing operation, and may appeal to be re-established after ceasing operation for up to three years.

7.2 Permitted Uses.

1. Bakeries, retail.
2. Financial institutions without drive-in facilities, or with drive-in facilities subject to the provisions of article 4, section 7.13, Use limitations.
3. Personal service establishment.
4. Bed and breakfast facility.
5. Repair service establishment (excluding motor vehicle repair).
6. Catering.
7. Offices, medical or dental.
8. Offices, professional, business or administrative.
9. Funeral home or undertaking establishment.
10. Veterinary clinic or hospital for small animals.
11. Laundries, laundromats or dry-cleaning establishments of not more than 2,500 square feet.
12. Printing, publishing, and engraving establishments, photographic processing or blueprinting of not more than 5,000 square feet.
13. Radio and television stations and studios or recording studios, but not towers.
14. Rental of household items, tools, and appliances, subject to the provisions of article 4, section 7.13.
15. Eating establishments, without drive-through or drive-in service, not to exceed 4,000 square feet.
16. Retail sales establishment of not more than 10,000 square feet.
17. Studios or shops for artists, photographers, writers, teachers, jewelers, weavers or other crafts, sculptors or musicians.
18. Temporary stands, or outdoor areas for sale of produce, Christmas trees, wreaths, holly, and the like.
19. Accessory uses.
20. Churches and other places of worship.
21. Public or government buildings and uses, including governmental offices, libraries, schools, fire stations (volunteer or otherwise), parks, parkways and playgrounds, subject to the provisions of article 8 regarding commission permits, as applicable.
22. Public utility, minor.

Demographics Map & Report



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Population | 2,026 | 20,443 | 55,443 |
| Average age | 34.3 | 37.9 | 39.7 |
| Average age (Male) | 35.7 | 38.1 | 39.2 |
| Average age (Female) | 34.1 | 38.1 | 39.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 604 | 6,611 | 18,925 |
| # of persons per HH | 3.4 | 3.1 | 2.9 |
| Average HH income | \$130,206 | \$132,380 | \$133,136 |
| Average house value | \$516,836 | \$509,009 | \$507,937 |

* Demographic data derived from 2010 US Census

Location Map

