

# WATERLOO JUNCTION

WARRENTON, VA

MIXED USED PROPERTY WITH FUTURE DEVELOPMENT FOR SALE

RAPPAPORT  
CULTIVATING PLACES







# WATERLOO JUNCTION

## WARRENTON, VA

- | Located in a flourishing town where many business have thrived for generations, this investment opportunity represents a unique offering to acquire property with an established cash-flowing 7,553 SF restaurant, 6 newly renovated apartment rentals and a future pad site with drive-thru development opportunity
- | Excellent visibility along Broadview Avenue which serves as a vitally important commercial district for the Town of Warrenton
- | This pad site opportunity offers 48 retail parking spaces and signage along Broadview Avenue.
- | 47 townhome units proposed

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	5,870	18,501	27,017
 DAYTIME POPULATION	7,863	18,142	22,484
 HOUSEHOLD INCOME	\$125,037	\$130,632	\$137,182
 TRAFFIC COUNTS	15,625 on Broadview Avenue		

### AREA RETAILERS



# WATERLOO JUNCTION WARRENTON, VA



380 BROADVIEW AVENUE

## WARRENTON VILLAGE CENTER



## OAK SPRINGS PLAZA



LEE HIGHWAY 32,000 VPD

BROADVIEW AVENUE 15,625 VPD

Exxon

Walgreens

TRUIST

Capital One Bank

SHEETZ

Arby's

Chick-fil-A

LONGHORN STEAKHOUSE

CVS pharmacy

MATTRESS Warehouse  
enterprise

McDonald's

PIEDMONT SQUARE  
PAPA JOHN'S  
ups  
DUNKIN'

Glory Days GRILL

Advance Auto Parts

Wendy's

NORTHROCK SHOPPING CENTER  
Harris Teeter  
Starbucks  
Ledo Pizza  
sweetFrog

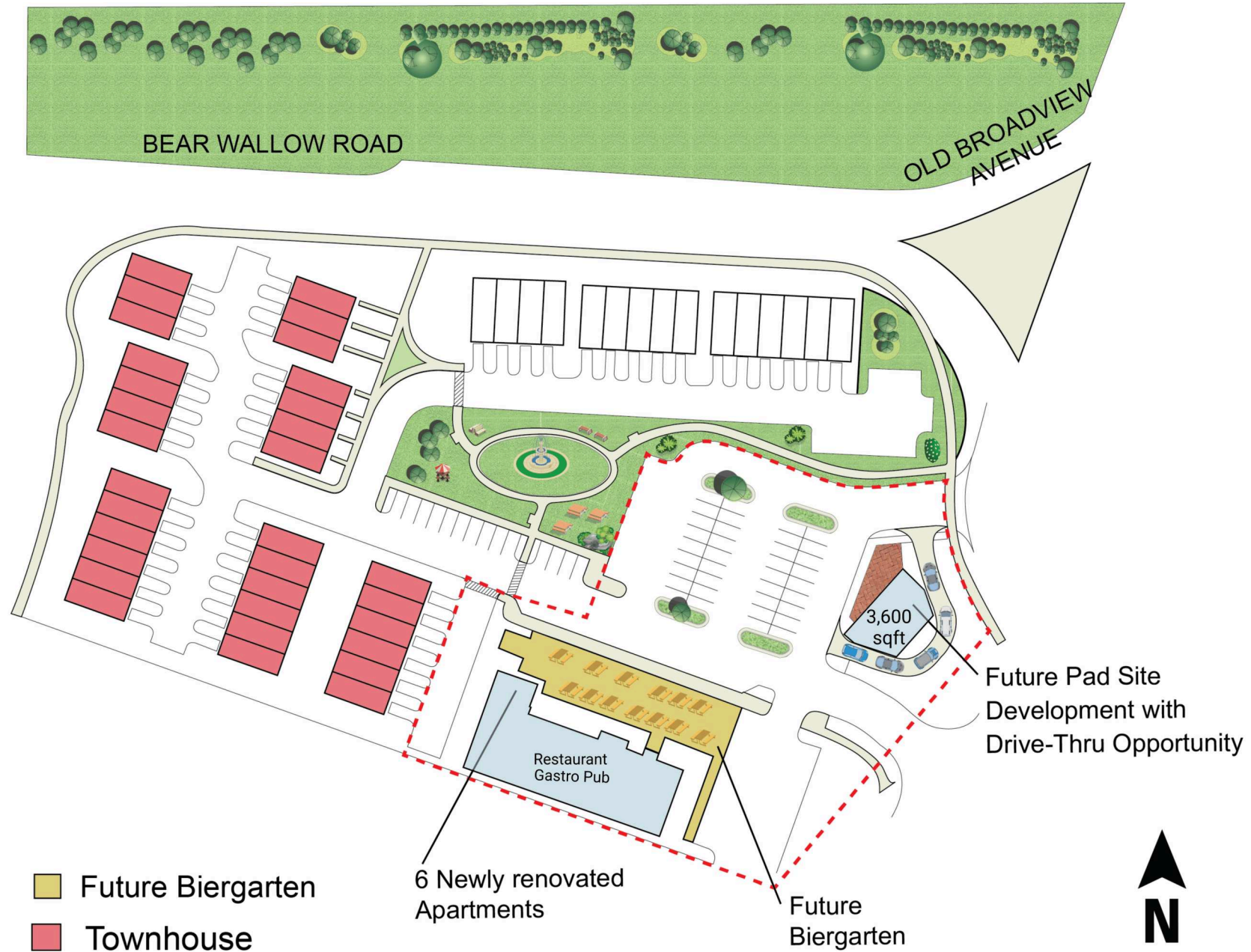
KFC  
LONG JOHN SILVER'S

WELLS FARGO

# SITE PLAN

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**WATERLOO JUNCTION | 380 BROADVIEW AVENUE, WARRENTON, VA**

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