

# 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



### WARRENTON VILLAGE CENTER

Chipotle  
Little Caesars  
Tropical CAFE  
JOANN  
petco  
Staples  
Marshalls  
Panera BREAD

### OAK SPRINGS PLAZA

Giant  
SAFeway  
PNC BANK  
sears  
Applebee's  
NAPA  
GameStop

LEE HIGHWAY 32,000 VPD

BROADVIEW AVENUE 15,625 VPD

Arby's  
MATTRESS Warehouse  
enterprise  
Advance Auto Parts  
KFC  
LONG JOHN SILVER'S

Exxon  
Walgreens  
TRUIST  
Chick-fil-A  
McDonald's  
PAPA JOHN'S  
ups  
DUNKIN'

### PIEDMONT SQUARE

### NORTHROCK SHOPPING CENTER

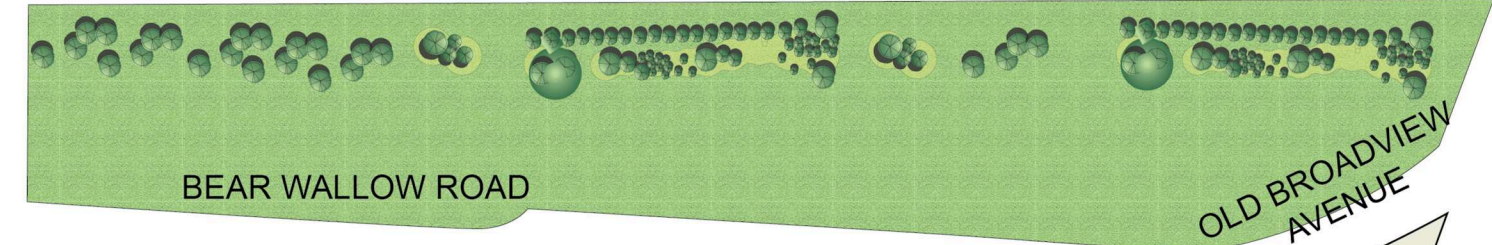
Harris Teeter  
Starbucks  
Ledo Pizza  
sweetFrog

Capital One Bank  
LONGHORN STEAKHOUSE  
CVS pharmacy  
Glory Days GRILL

# SITE PLAN

WATERLOO JUNCTION | WARRENTON, VA

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-  Future Biergarten
-  Townhouse

6 Newly renovated Apartments

Future Biergarten

Future Pad Site Development with Drive-Thru Opportunity





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

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