

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
WELLS FARGO

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

PIEDMONT SQUARE

NORTHROCK SHOPPING CENTER

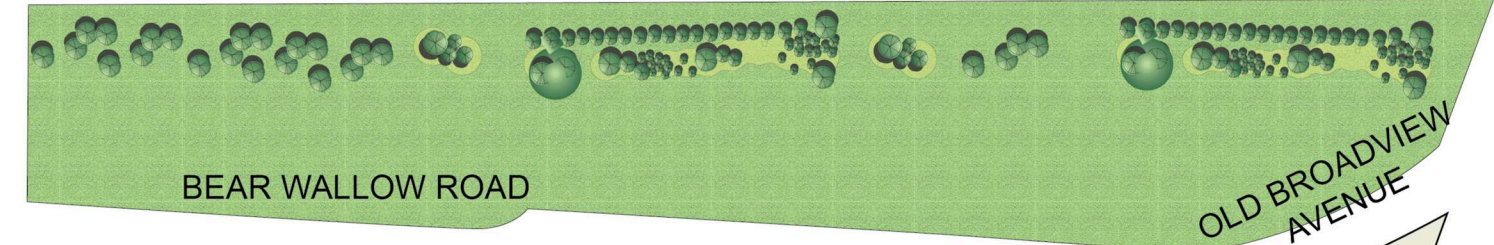
Harris Teeter
Starbucks
Ledo Pizza
sweetFrog

Capital One Bank
LONGHORN STEAKHOUSE
CVS pharmacy
Glory Days GRILL

SITE PLAN

WATERLOO JUNCTION | WARRENTON, VA

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Future Pad Site Development with Drive-Thru Opportunity

- Future Biergarten
- Townhouse

6 Newly renovated Apartments

Future Biergarten





WATERLOO JUNCTION | 380 BROADVIEW AVENUE, WARRENTON, VA

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