

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 2025

	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

TRUIST

Walgreens

Capital One Bank

SHEETZ

Arby's

Chick-fil-A

LONGHORN STEAKHOUSE

CVS pharmacy

MATTRESS Warehouse
enterprise

PIEDMONT SQUARE
PAPA JOHN'S
ups
DUNKIN'

Glory Days GRILL

Advance! Auto Parts

McDonald's

NORTHROCK SHOPPING CENTER
Harris Teeter
Starbucks
Ledo Pizza
sweetFrog

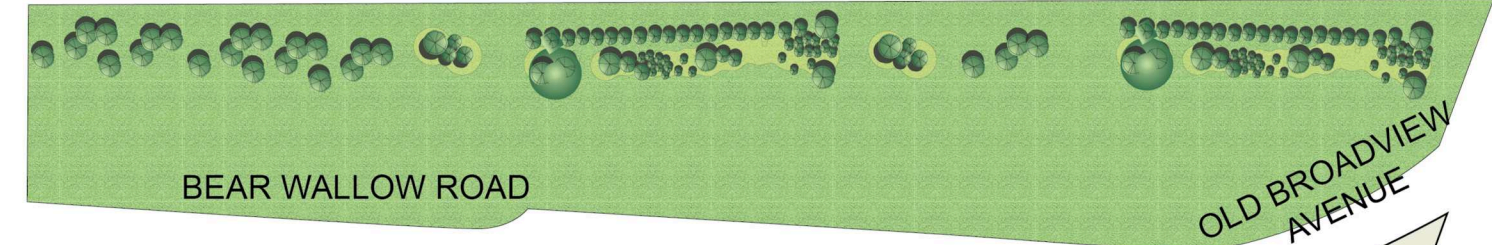
KFC
LONG JOHN SILVER'S

WELLS FARGO

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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