

WARRENTON GATEWAY

WARRENTON, VA

14 – 20 ACRES OF LAND AVAILABLE FOR SALE







WARRENTON GATEWAY

WALKER DR & E LEE ST
WARRENTON, VA

- | 14 – 20 acres of land available for sale
- | Zoned Mixed Use, Retail and Light Industrial
- | Located in the heart of Warrenton along Route 15 near where Routes 15, 17, and 29 converge
- | Target users are grocery stores or other large box stores
- | Plenty of residential growth to the east of the property

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	6,012	18,206	29,263
 DAYTIME POPULATION	4,903	12,113	14,353
 HOUSEHOLD INCOME	\$115,091	\$131,530	\$137,059
 TRAFFIC COUNTS	9,116 on E Lee St		

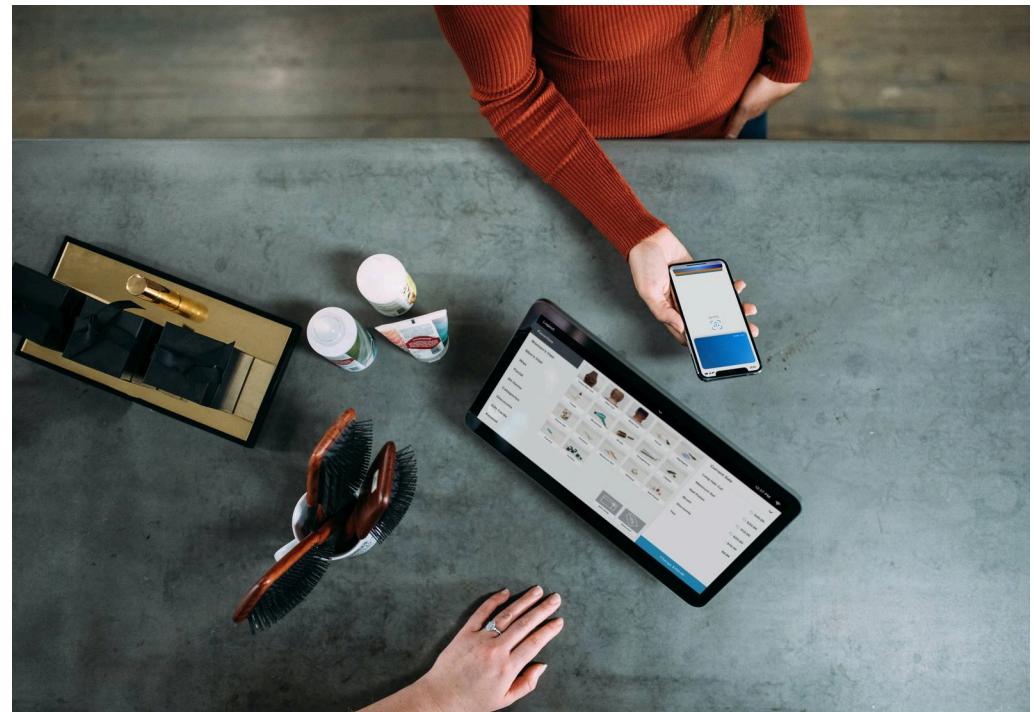
AREA RETAILERS

Walmart 



SAFEWAY 

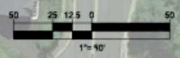
Giant 



WARRENTON GATEWAY

WARRENTON, VA
20 ACRES FOR SALE

EASTERN BY-PASS
U.S. ROUTE 17/1529



 FOR SALE - 20 ACRES

ILLUSTRATIVE PLAN
WALKER DRIVE PROPERTIES
WARRENTON, VIRGINIA





WARRENTON GATEWAY WARRENTON, VA

FAUQUIER HIGH SCHOOL
WARRENTON SKATE PARK

WARRENTON AQUATIC AND RECREATION FACILITY

FAUQUIER HEALTH

WARRENTON HORSE SHOW GROUNDS

Walmart

THE HOME DEPOT

OAKS SPRING PLAZA
Giant SUBWAY
Hair cuttery

WHITE'S MILL

WOODS OF WARRENTON

OLD TOWN ATHLETIC CAMPUS

WARRENTON GATEWAY

WARRENTON VILLAGE CENTER

WATERLOO ROAD

BROADVIEW AVENUE

W SHIRLEY AVENUE

CULPEPER STREET

E LEE STREET

EASTERN BYPASS 41,083 VPD
1,396 VPD

DUHOLLOW ROAD

MEETZE ROAD

OLD AUBURN ROAD

Little Caesars

Arby's

McDonald's

POPEYES

SHERWIN WILLIAMS

TACO BELL

SUBWAY

FOOD LION

CVS pharmacy

DOLLAR TREE

M&M'S

Wendy's

The UPS Store

DUNKIN'

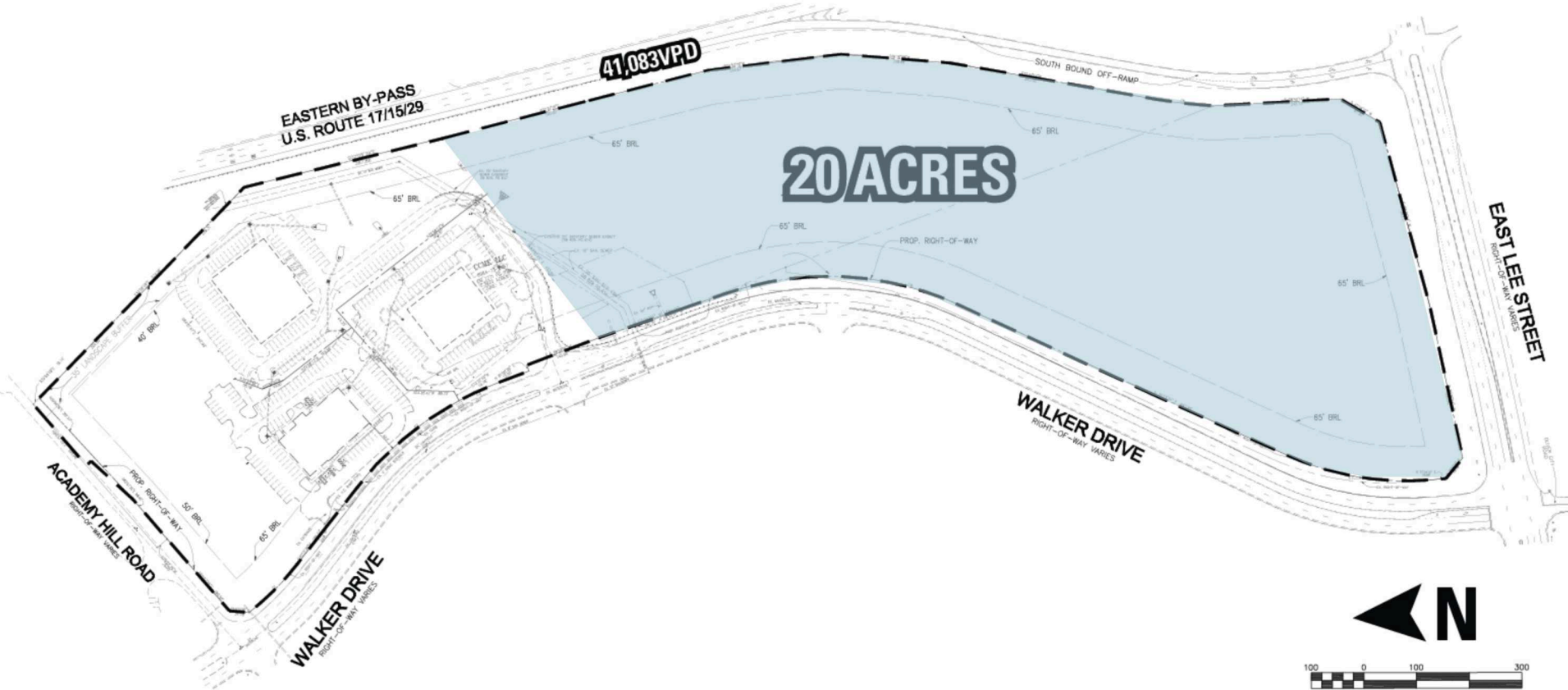
Walgreens

Chick-fil-A

SITE PLAN

WARRENTON GATEWAY | WARRENTON, VA

20 ACRES FOR SALE





WARRENTON GATEWAY | WALKER DR & E LEE ST, WARRENTON, VA

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