

# 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

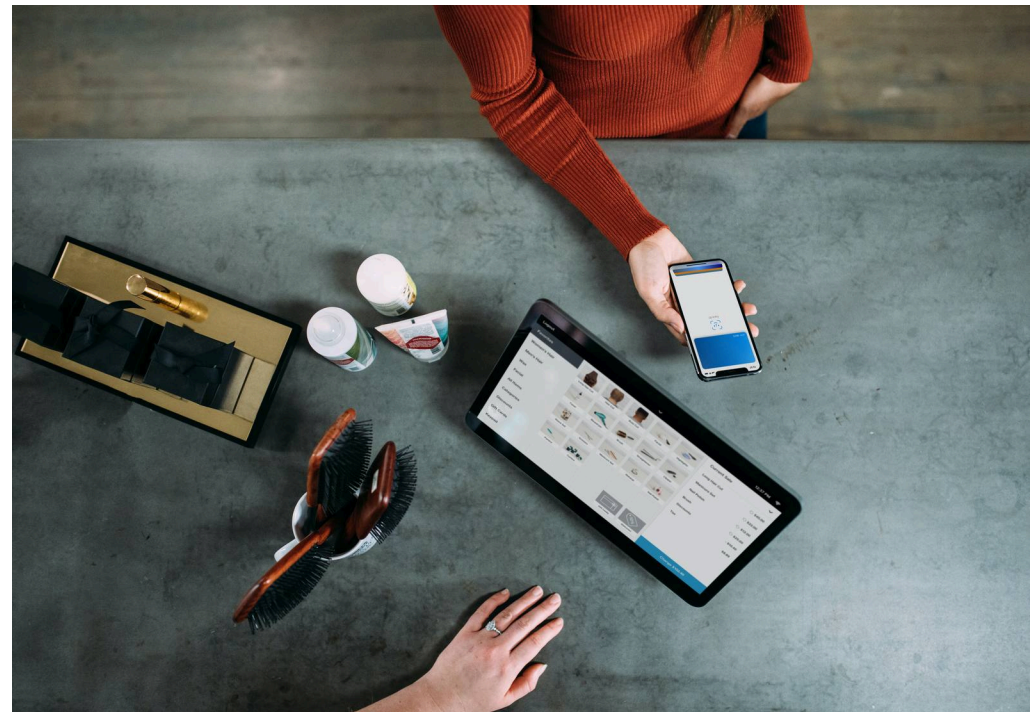
	1 MILE	3 MILES	5 MILES
 POPULATION	6,012	18,206	29,263
 DAYTIME POPULATION	4,903	12,113	14,353
 HOUSEHOLD INCOME	\$115,091	\$131,530	\$137,059
 TRAFFIC COUNTS	9,116 on E Lee St		

### AREA RETAILERS

Walmart



SAFEWAY





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20 ACRES FOR SALE



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

EX SWM BMP  
FACILITY

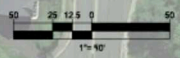
WET POND  
AREA

GROCERY  
35,000 SF  
GROUND LEVEL

ACADEMY HILL ROAD

WALKER DRIVE

EAST LEE STREET



 FOR SALE - 20 ACRES

ILLUSTRATIVE PLAN  
WALKER DRIVE PROPERTIES  
WARRENTON, VIRGINIA



**BOHLER**  
ENGINEERING





# WARRENTON GATEWAY WARRENTON, VA

FAUQUIER HIGH SCHOOL  
WARRENTON SKATE PARK

WARRENTON AQUATIC AND RECREATION FACILITY

FAUQUIER HEALTH

WARRENTON HORSE SHOW GROUNDS

OAKS SPRING PLAZA  
Giant SUBWAY  
Hair cuttery

WHITE'S MILL

WOODS OF WARRENTON

OLD TOWN ATHLETIC CAMPUS

WARRENTON GATEWAY

**WARRENTON VILLAGE CENTER**

Little Caesars

Arby's

McDonald's

POPEYES

SHERWIN WILLIAMS

TACO BELL

Wendy's

M&M's

FOOD LION

CVS pharmacy

DOLLAR TREE

The UPS Store

DUNKIN'

Walgreens

Chick-fil-A

LEE HIGHWAY

BROADVIEW AVENUE

WATERLOO ROAD

LEE HIGHWAY

W SHIRLEY AVENUE

CULPEPER STREET

E LEE STREET

EASTERN BYPASS 41,083 VPD  
1,396 VPD

DUHOLLOW ROAD

MEETZE ROAD

OLD AUBURN ROAD

Walmart

THE HOME DEPOT

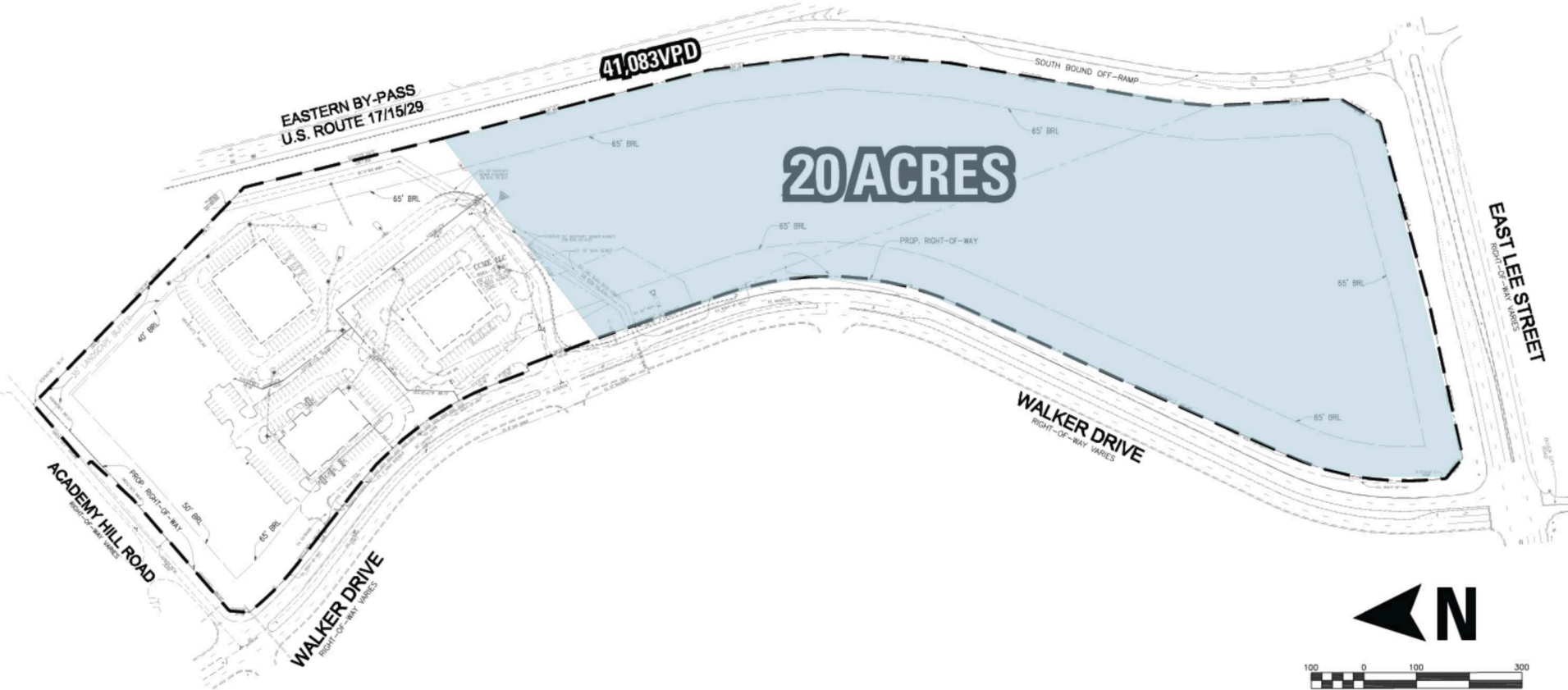
E SHIRLEY AVENUE



# SITE PLAN

WARRENTON GATEWAY | WARRENTON, VA

20 ACRES FOR SALE





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

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