

# WARRENTON GATEWAY

WARRENTON, VA

14 – 20 ACRES OF LAND AVAILABLE FOR SALE

RAPPAPORT  
CULTIVATING PLACES









## WARRENTON GATEWAY

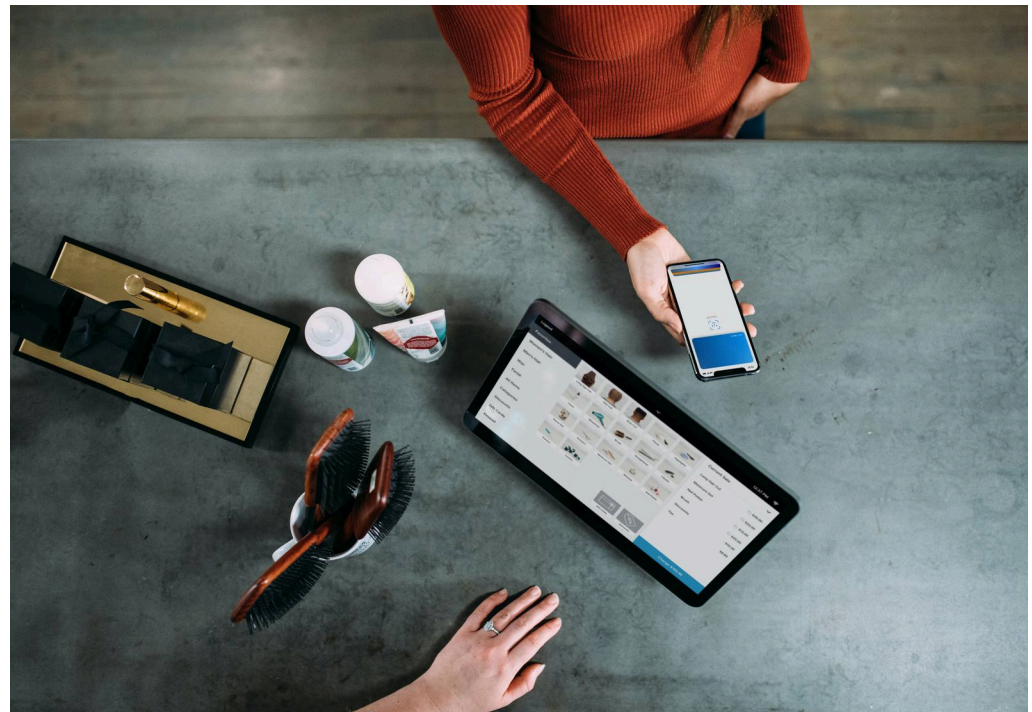
WALKER DR & E LEE ST  
WARRENTON, VA

- | 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 2025

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

### AREA RETAILERS





**WARRENTON GATEWAY**  
**WARRENTON, VA**  
**20 ACRES FOR SALE**

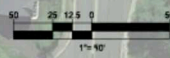


EASTERN BY-PASS  
U.S. ROUTE 17/1529

EX SWAMP  
FACILITY

WET POND  
AREA

**GROCERY**  
35,000 SF  
GROUND LEVEL



 **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



WHITE'S MILL

WOODS OF  
WARRENTON

OLD TOWN  
ATHLETIC CAMPUS

WARRENTON  
GATEWAY



E LEE STREET

EASTERN BYPASS 41,083 VPD

1,396 VPD

DUHOLLOW ROAD

MEETZE ROAD

OLD AUBURN ROAD

Walmart



E SHIRLEY AVENUE

W SHIRLEY AVENUE

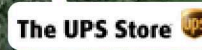
CULPEPER STREET

BROADVIEW AVENUE

WATERLOO ROAD

LEE HIGHWAY

LEE HIGHWAY

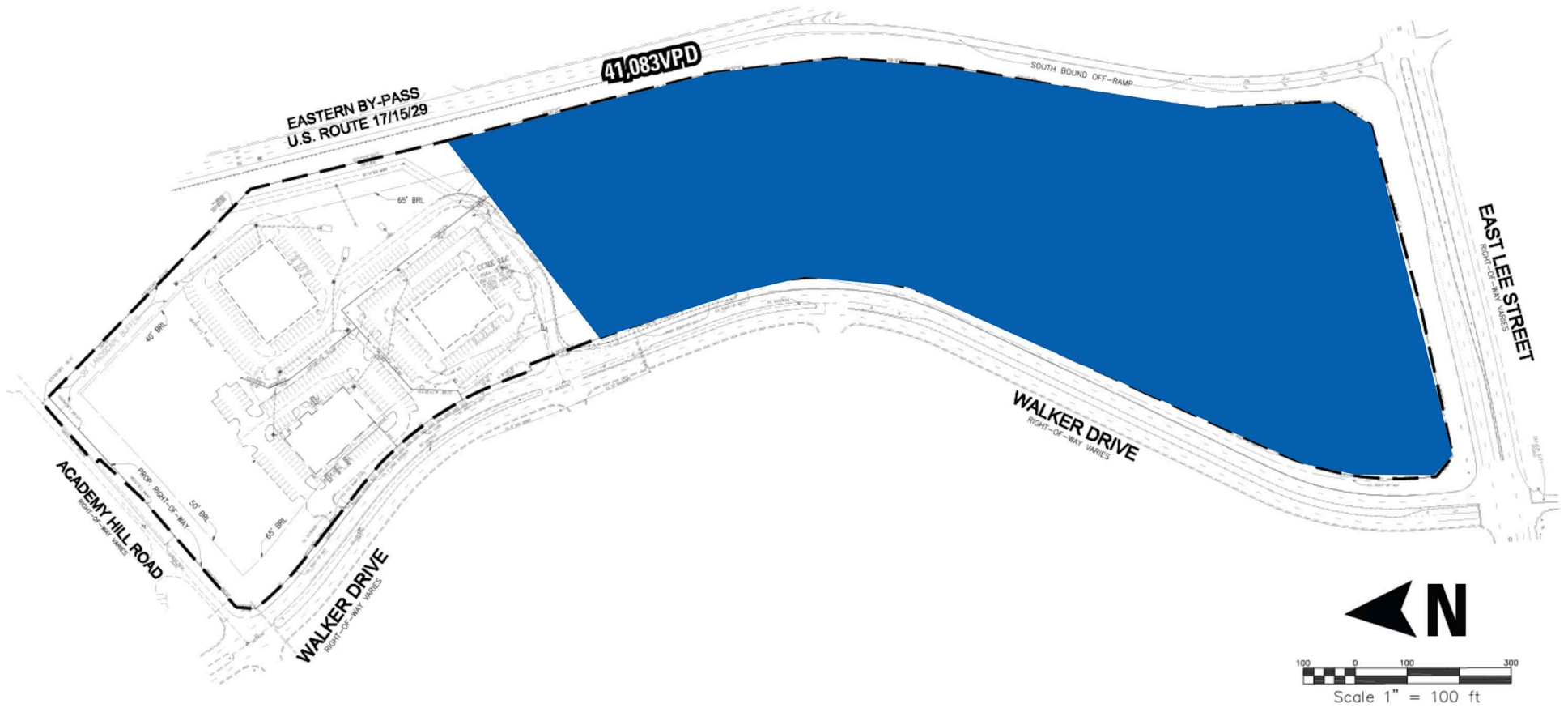




# SITE PLAN

WARRENTON GATEWAY | WARRENTON, VA

20 ACRES FOR SALE





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

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