



# Waterloo Junction

Warrenton, VA

0 - 3,600 SF available

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# Warrenton

Virginia

Located in the flourishing city of Warrenton, this 6,910-square-foot retail opportunity provides flexibility and plenty of perks to its future patrons. The 2nd-generation restaurant space includes plenty of dedicated parking spaces, signage along Broadview Avenue, as well as outdoor patio space. The property is also able to be leased or purchased as a 0.81-acre pad site perfect for a convenience store or drive-through opportunity for food and beverage uses.



## 2025 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	5,870	18,501	27,017
<b>Daytime Population</b>	7,863	18,142	22,484
<b>Household Income</b>	\$125,037	\$130,632	\$137,182
<b>Traffic Counts</b>	15,625 on Broadview Avenue		

## Area Retailers









# Site Plan

0 - 3,600 SF available

Space #	Sq. Ft.	Tenant
1	3,600	Available
2	-	Available

● Space Available





# The Property





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**WATERLOO JUNCTION | 380 BROADVIEW AVENUE, WARRENTON, VA**

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