



Waterloo Junction

Warrenton, VA

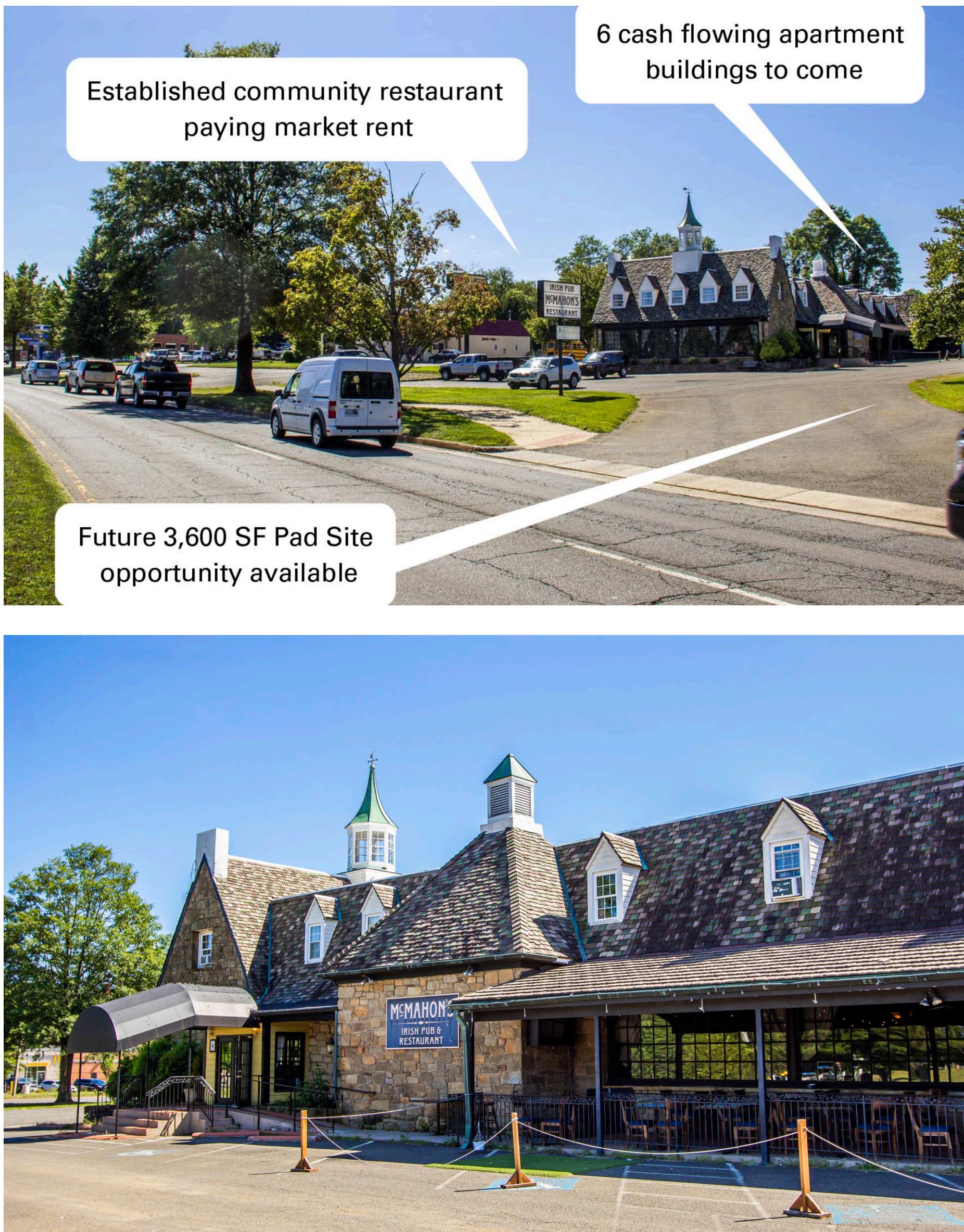
Mixed Use Property with
Future Development for Sale

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Warrenton

Virginia

- 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 cashflowing 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



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	4,517	16,901	24,684
Daytime Population	2,831	9,566	10,315
Household Income	\$128,672	\$137,465	\$154,668
Traffic Counts		33,000 on Broadview Avenue	

Area Retailers





Site Plan

3,600 - 6,910 SF available

Space #	Sq. Ft.	Tenant
1	3,600	Available
2	6,910	Available



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WATERLOO JUNCTION | 380 BROADVIEW AVENUE, WARRENTON, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524
Zach Elcano | zelcano@rappaportco.com | 571.382.1228