



Waterloo Junction

Warrenton, VA

Mixed Use Property with
Future Development for Sale

RAPPAPORT
CULTIVATING PLACES®

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





HIGHLAND SCHOOL

Warrenton Village Center

SAFEWAY   tropical CAFE
petco  Staples  Marshalls

Oak Springs Plaza

HC HAIR CUTTERY  Giant  TRACTOR SUPPLY CO

380 Broadview Ave

Exxon

SHEETZ

LEE HIGHWAY 34,000 VPD

TRUIST
Walgreens
Chick-fil-A

Piedmont Square

PAPA JOHN'S
ups
DUNKIN'

Arby's

McDonald's

CVS pharmacy

Glory Days GRILL

Northrock Shopping Center

sweetFrog  Harris Teeter 
Capital One Bank  LONGHORN STEAKHOUSE

MATTRESS Warehouse

POPEYES

Shell

Wendy's

Advance Auto Parts

TACO BELL

WELLS FARGO

BROADVIEW AVE 33,000 VPD

Site Plan

3,600 - 6,910 SF available

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

● Space Available



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