

NEARBY RETAILERS



Domino's

LAND FOR SALE OR LEASE

- 2 acres for sale or lease available
- Excellent visibility fronting VA Rt. 15 (21,000 ADT)
- Zoned C2 [Commercial Highway] [Click here for zoning chart](#)
- Located adjacent to the junction of Rt. 17 & Rt. 15

ALEX WILLNER

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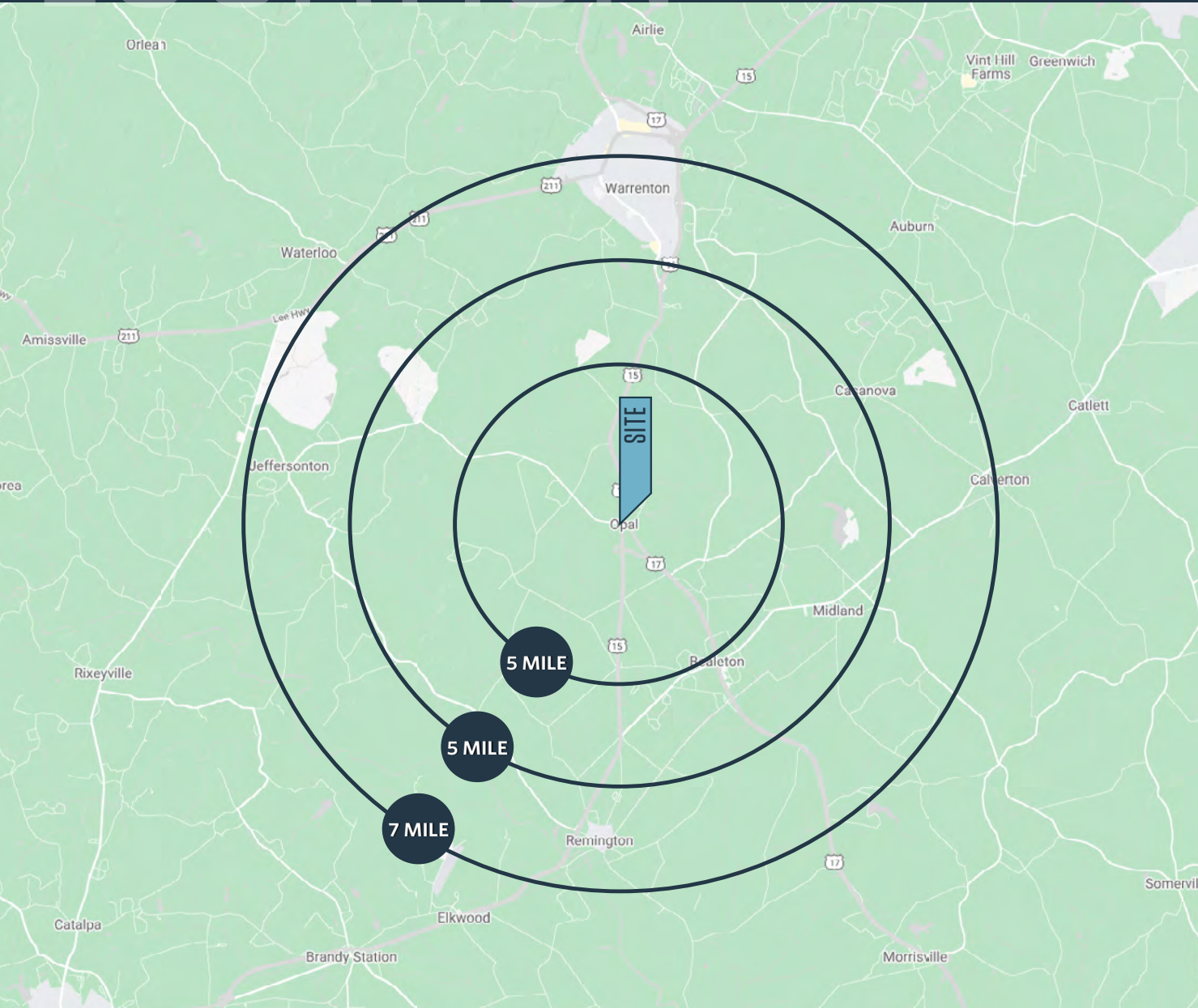
RYAN MINNEHAN

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LOCATION

10088 JAMES MADISON HWY

10088 JAMES MADISON HWY, WARRENTON, VA 22712, FAUQUIER



PROPERTY HIGHLIGHTS:

2 acres available

DEMOGRAPHICS | 2022:

3-MILE	5-MILE	7-MILE
Population		
5,439	14,031	27,701
Daytime Population		
960	2,723	13,611
Households		
1,888	4,899	9,785
Average HH Income		
\$134,845	\$130,900	\$130,525
Median Age		
41.8	39.6	39.5

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

James Madison Hwy	21,000 ADT
Route 17	18,000 ADT

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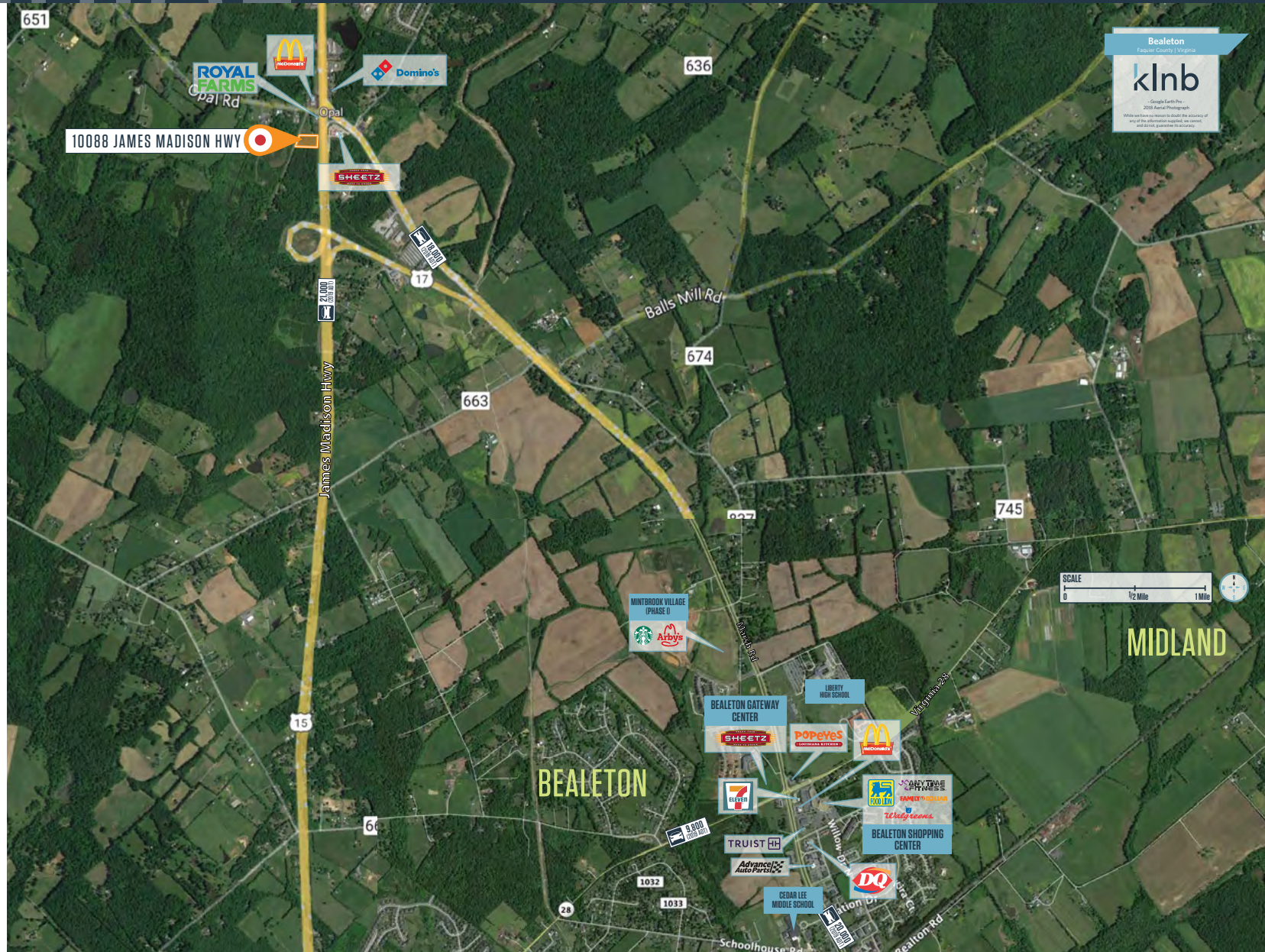
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10088 JAMES MADISON HWY

10088 JAMES MADISON HWY, BEALTON, VA 22712, FAUQUIER COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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