



WARRENTON VILLAGE CENTER - REDEVELOPMENT

251 W LEE HWY, WARRENTON, VA 20186



JOIN THESE RETAILERS

 **SAFEWAY**

 **ULTA**
BEAUTY

Marshalls®
five BELOW



HomeGoods®



RETAIL FOR LEASE

- Be a part of redevelopment building in Warrenton, VA
- 3,500-12,000 SF AVAILABLE - last remaining spaces!
- Warrenton Village Center is a 330,414 SF community shopping center
- Strategically located at the intersection of West Lee Highway and Broadview Avenue

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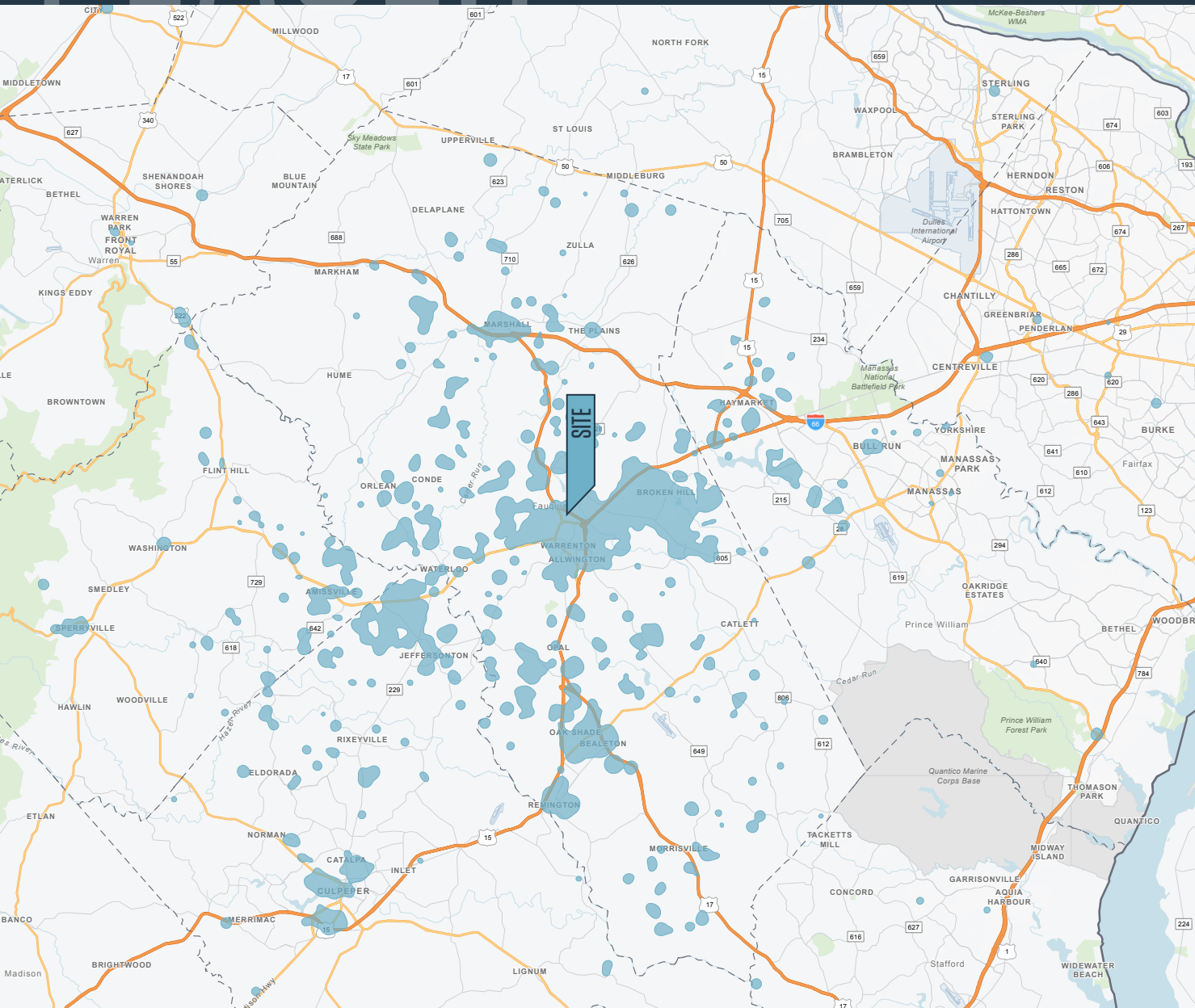
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CUSTOMER PROFILES:

BOOMING WITH CONFIDENCE:

Prosperous, established couples in their peak earning years living in suburban homes.

- Highly educated
- Affluent
- Upscale housing
- Savvy investors
- Tech apprentices
- Environmental philanthropists

51-65

HEAD OF HOUSEHOLD AGE

\$125-150K

HOUSEHOLD INCOME

5+

HOUSEHOLD SIZE

FLOURISHING FAMILIES:

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles.

- Affluent
- Charitable contributors
- Athletic activities
- Saving for college
- High credit card use
- Family-oriented activities

36-45

HEAD OF HOUSEHOLD AGE

\$125-150K

HOUSEHOLD INCOME

2

HOUSEHOLD SIZE

POWER ELITE:

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

- Wealthy
- Highly educated
- Politically conservative
- Well-invested
- Charitable giving
- Active and fit

36-45

HEAD OF HOUSEHOLD AGE

\$250K+

HOUSEHOLD INCOME

2

HOUSEHOLD SIZE



37
MEDIAN AGE



127,536
TOTAL POPULATION IN
TRUE TRADE AREA



\$250K+
AVERAGE HOUSEHOLD
INCOME IN TRUE TRADE AREA

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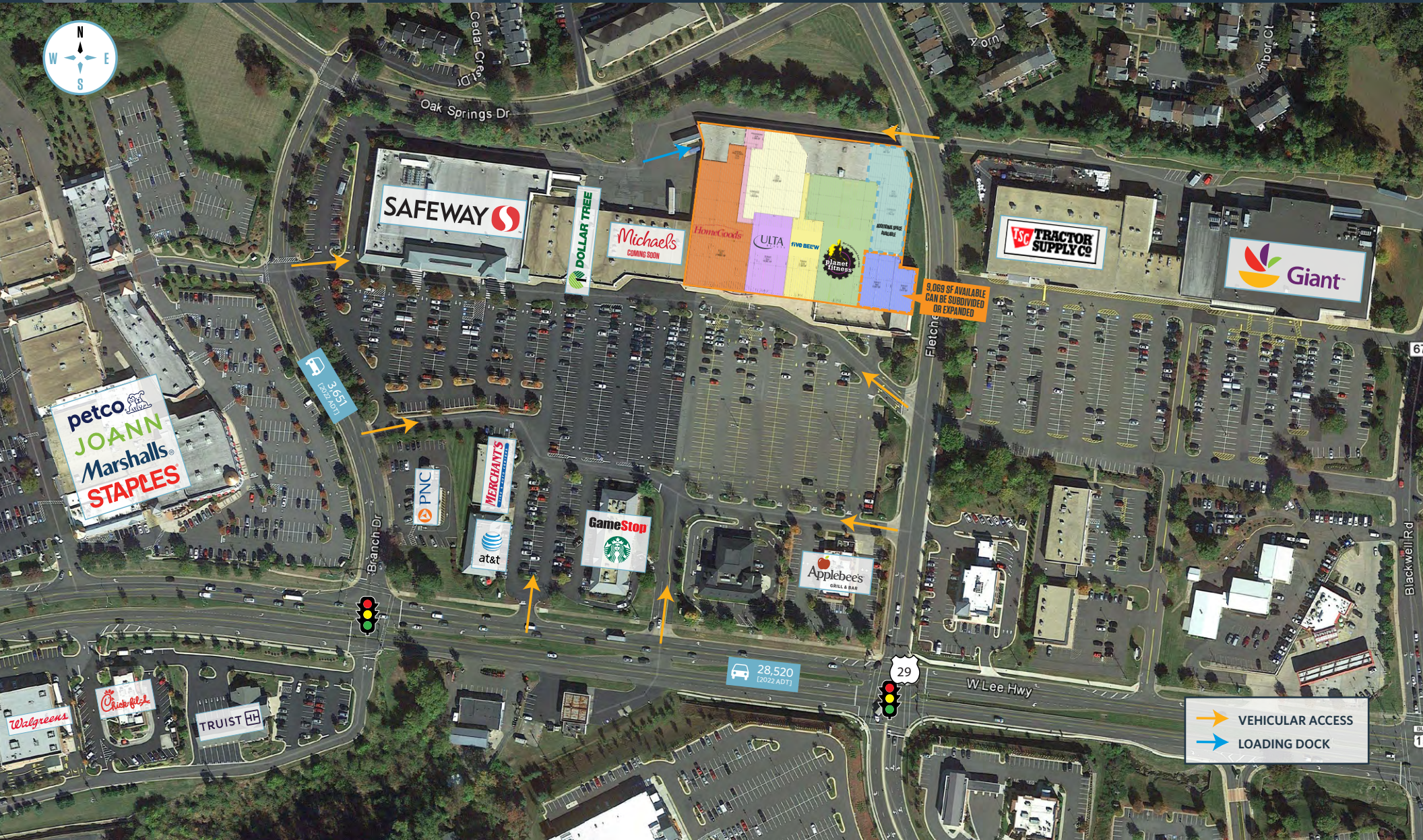
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CLOSE-UP

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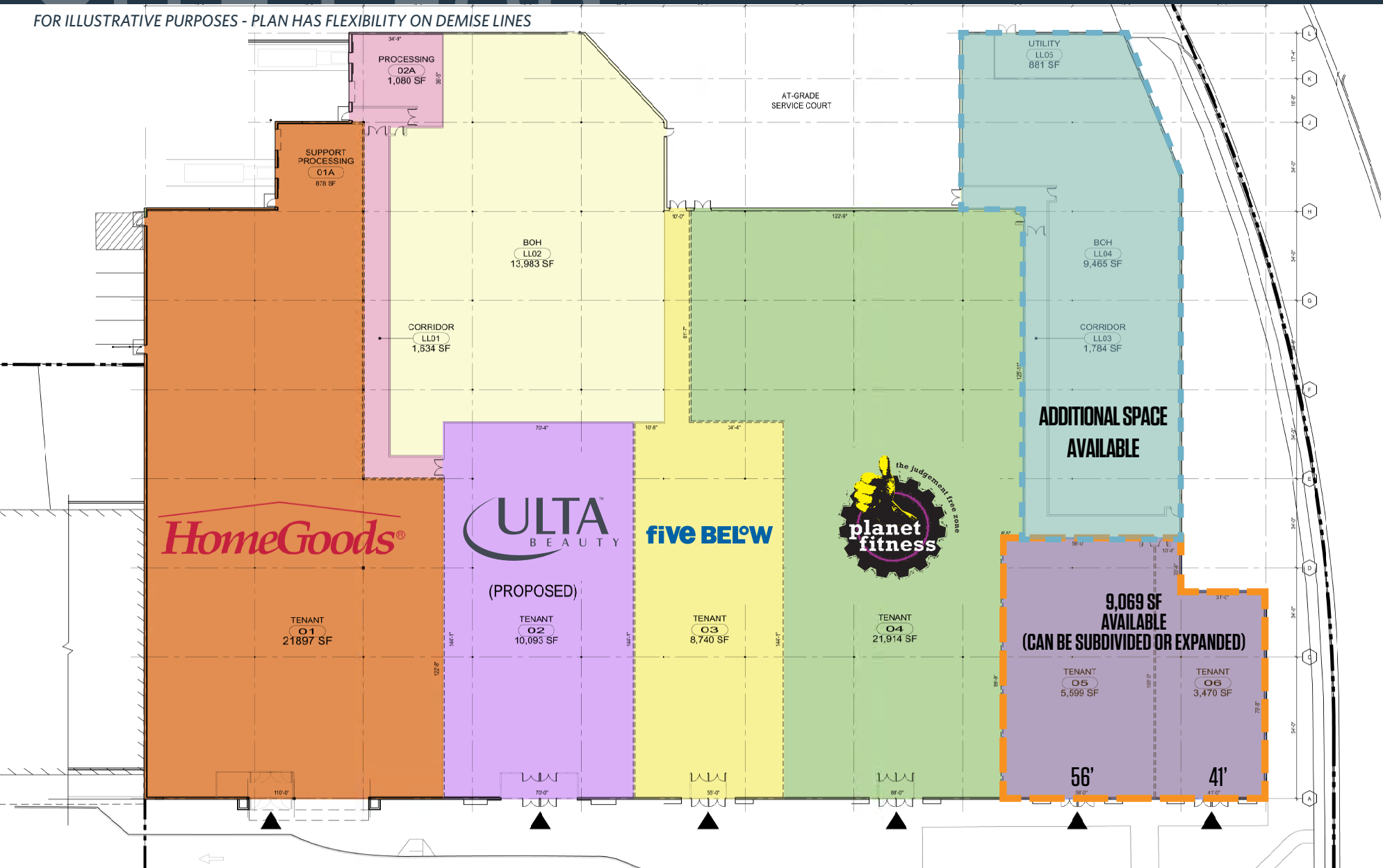
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SITE PLAN

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FOR ILLUSTRATIVE PURPOSES - PLAN HAS FLEXIBILITY ON DEMISE LINES



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FOR MORE INFORMATION, PLEASE CONTACT:

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