



## JOIN THESE RETAILERS



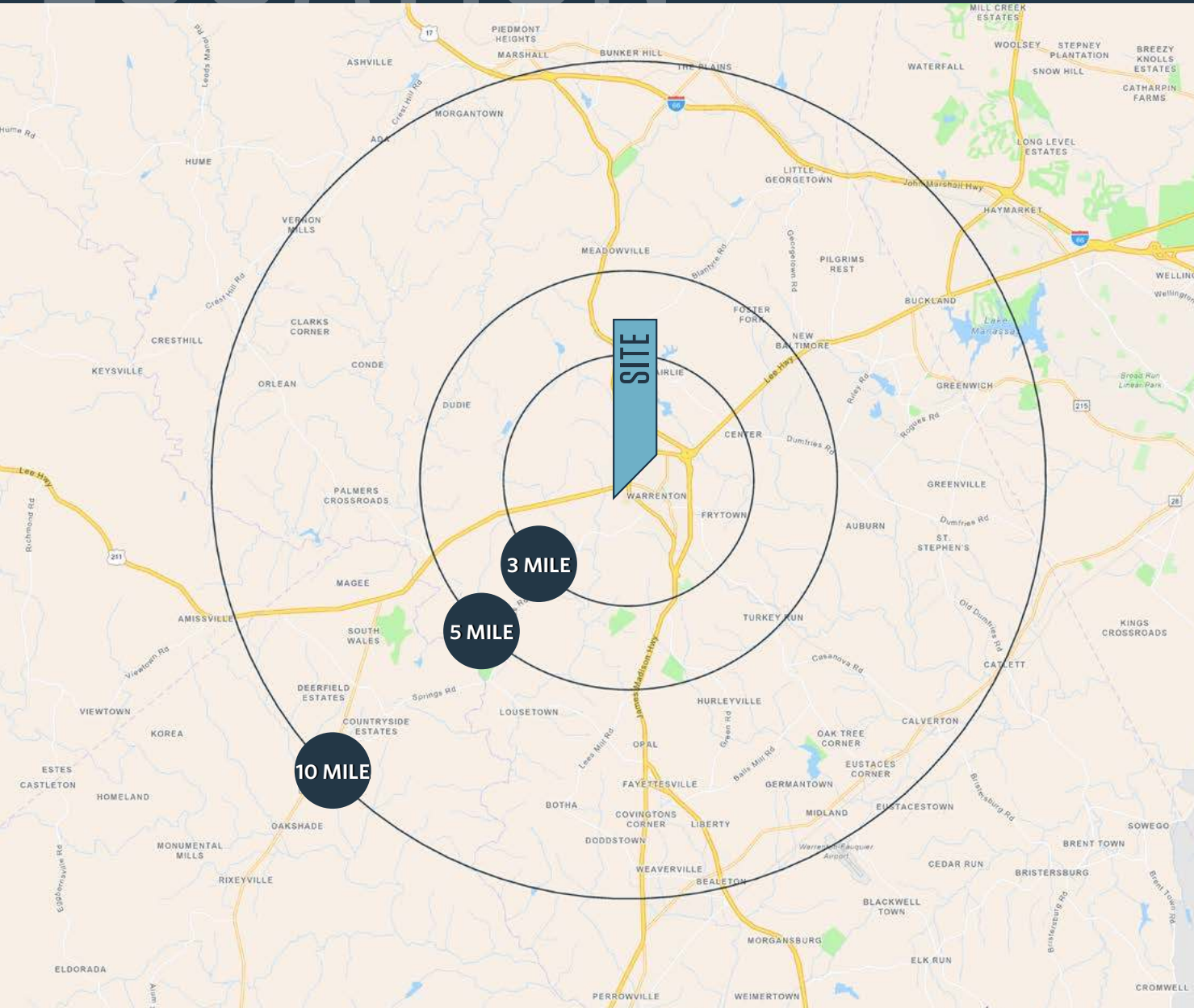
## RETAIL FOR LEASE

- **Rare opportunity** to enter the Warrenton market!
- Approximately 3,457 SF restaurant for lease with Drive thru on .84 acres
- Signalized intersection of Broadview Ave and Rt. 211
- Traffic Count 32,525 VPD on Broadview Ave
- Available December 2024
- Local QSR Sales; McDonalds \$4.7M, Chipotle \$3.3M, Chick-Fil-A \$9.1M
- Short walk to Fauquier High School and Regional Sports Complex, The WARF
- Close to Fauquier Regional Hospital

# LOCATION

# RESTAURANT FOR LEASE

34 BROADVIEW AVE, WARRENTON, VA 20186, FAQUIER COUNTY



## DEMOGRAPHICS | 2023:

	3-MILE	5-MILE	10-MILE
Population	16,549	24,942	62,031
Daytime Population	14,967	16,261	26,046
Households	6,251	9,337	22,157
<b>Average HH Income</b>	<b>\$144,290</b>	<b>\$153,410</b>	<b>\$161,917</b>

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Broadview Ave	32,525 ADT
Rt. 211	25,926 ADT

**TOWN OF WARRENTON  
BROADVIEW AVE IMPROVEMENT PLAN & SCHEDULE**



CLICK OR SCAN

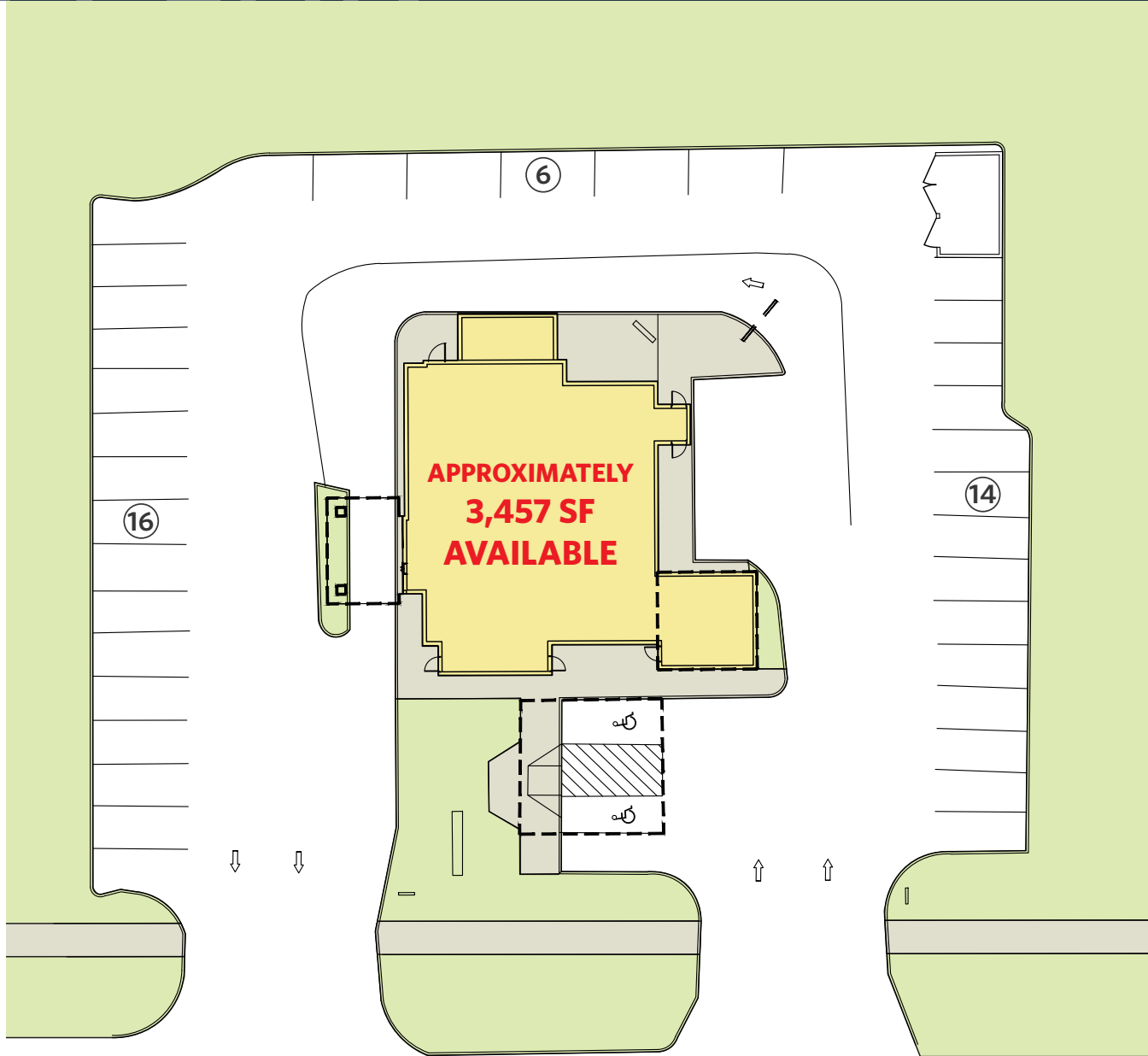
**ERNEST R. HUETER**

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# SITE PLAN

# RESTAURANT FOR LEASE

34 BROADVIEW AVE, WARRENTON, VA 20186, FAQUIER COUNTY



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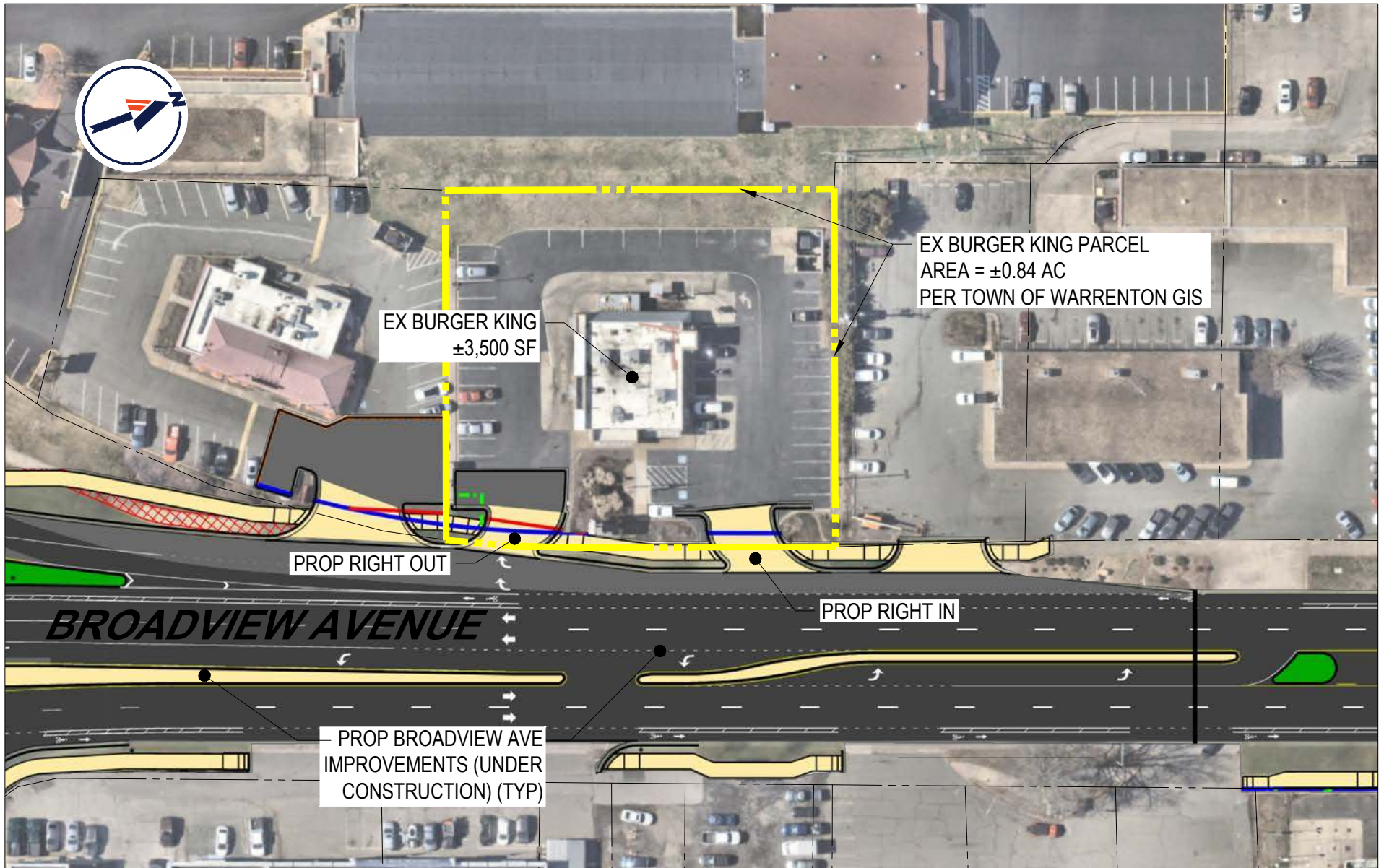
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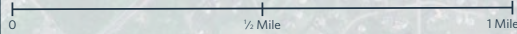
**Warrenton**  
Fauquier County | Virginia



- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

SCALE



0 1/2 Mile 1 Mile

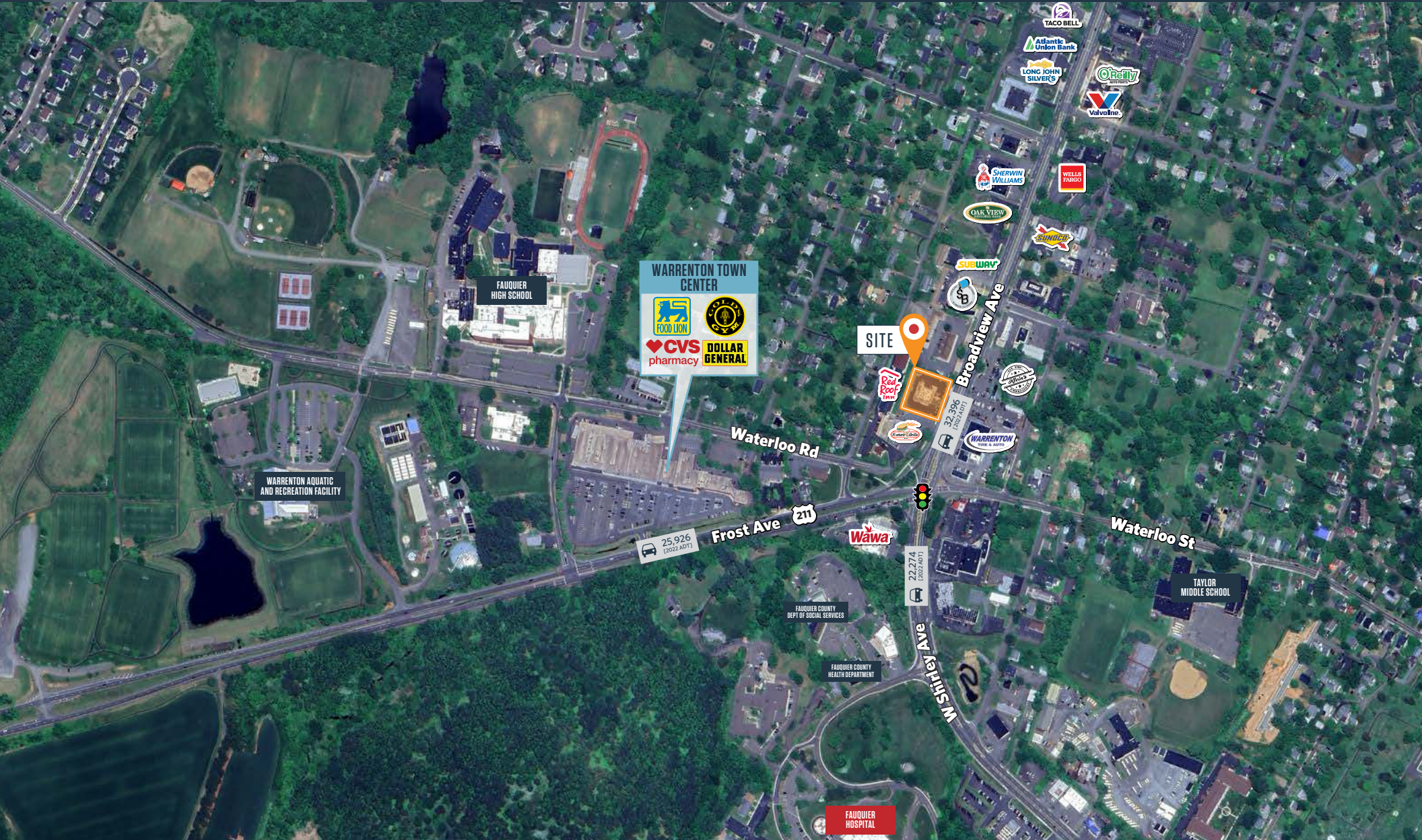
 ALL FOUR-LANE SCENIC HIGHWAYS



# CLOSE-UP

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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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