



## NEARBY RETAILERS



## OFFICE FOR LEASE

- Office space available for lease September 2024.
- 1,383 SF including reception area, conference room, two full sized offices, one admin office, work room, Kitchenette, bathroom and storage.
- Excellent for medical office, non profit, or small business.
- Renovated in 2022.
- Asking rent \$2,754.00 per month.



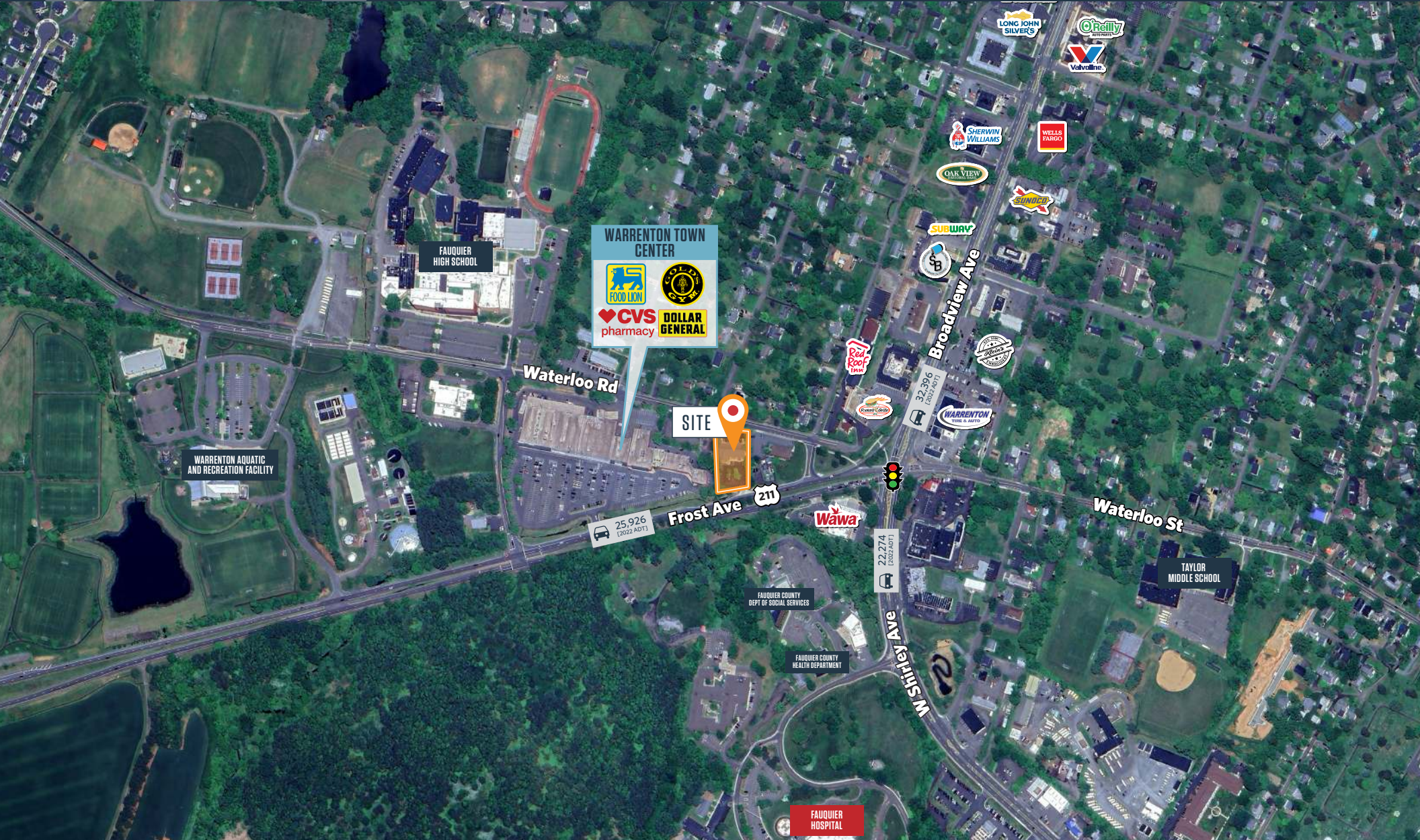
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# CLOSE-UP

# 559 FROST AVE SUITE 101

WARRENTON, VA 20186, FAUQUIER COUNTY



**ERNIE HUETER**

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# MARKET

# 559 FROST AVE SUITE 101

WARRENTON, VA 20186, FAUQUIER COUNTY

**Warrenton**  
Fauquier County | Virginia

**klnb**

- 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

**15 17 29 211 ALL FOUR-LANE SCENIC HIGHWAYS**

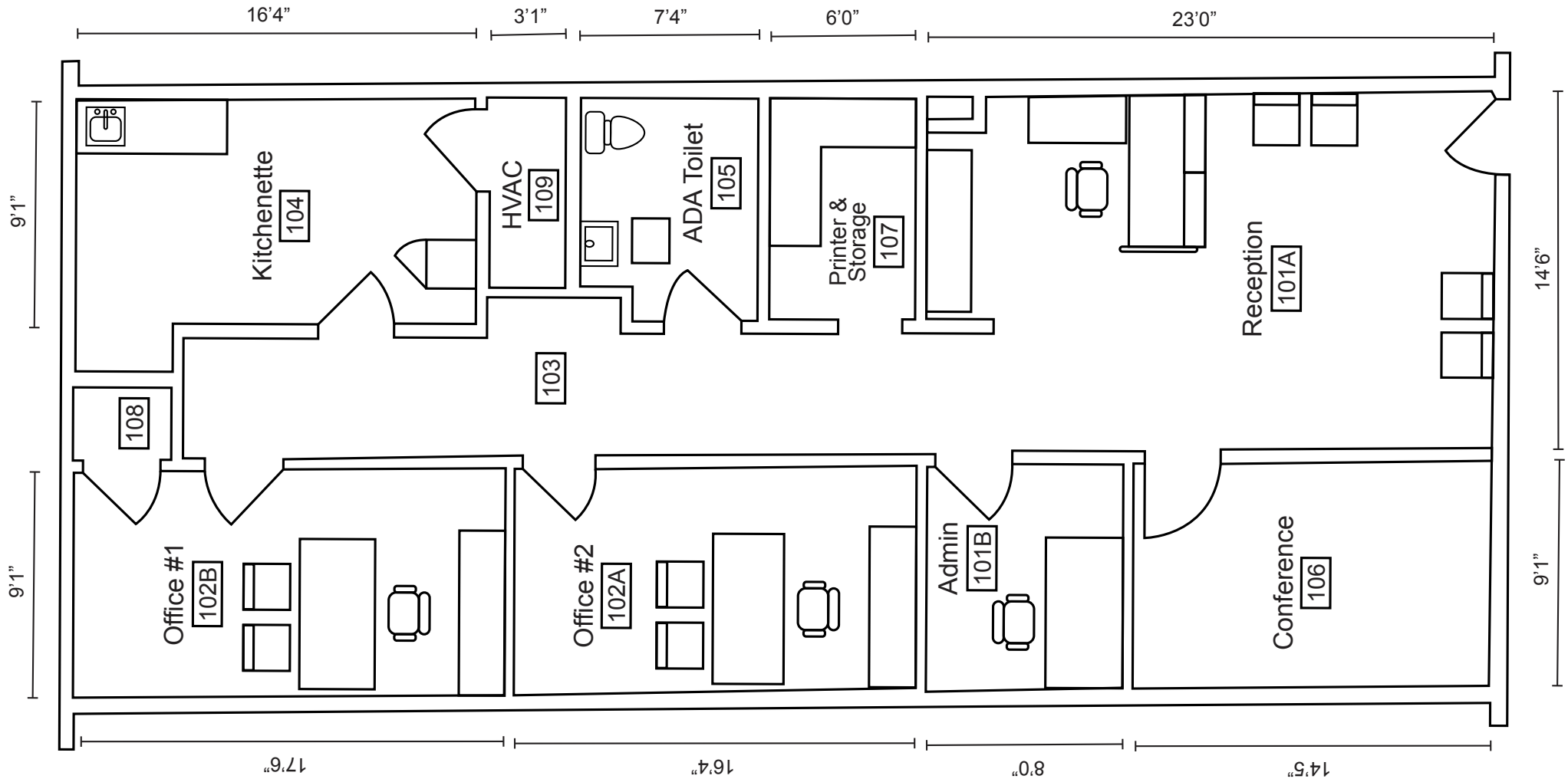




# SITE PLAN

## 559 FROST AVE SUITE 101

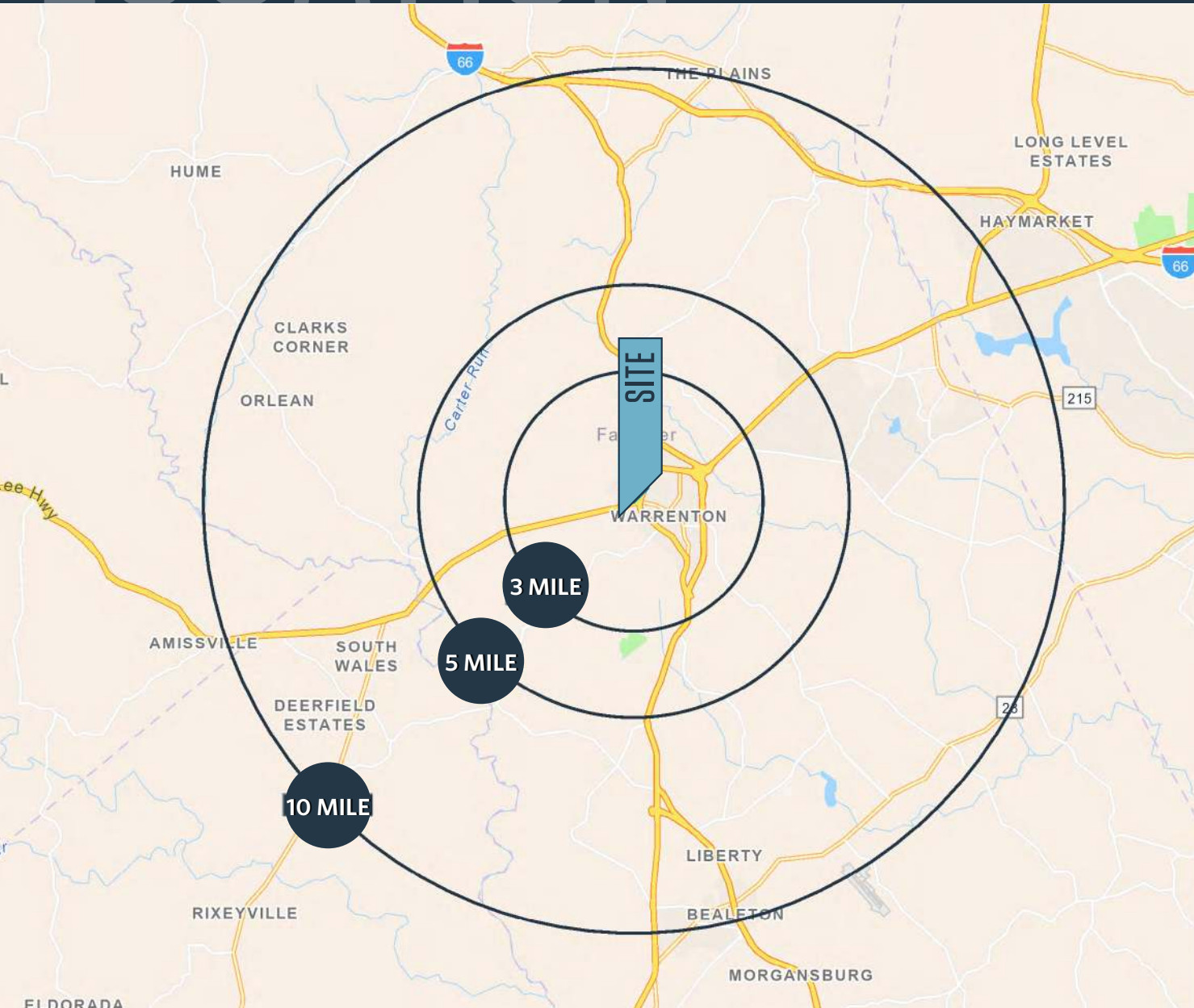
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# LOCATION

## 559 FROST AVE SUITE 101

WARRENTON, VA 20186, FAUQUIER COUNTY



### DEMOGRAPHICS | 2023:

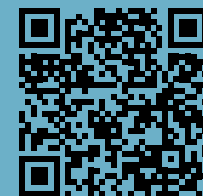
3-MILE	5-MILE	10-MILE
Population		
16,413	24,951	61,609
Daytime Population		
14,963	16,277	25,703
Households		
6,207	9,347	21,993
<b>Average HH Income</b>		
<b>\$144,125</b>	<b>\$153,412</b>	<b>\$161,615</b>

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023:

Frost Ave	26,031 ADT
Broadview Ave	32,956 ADT

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



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## FOR MORE INFORMATION, PLEASE CONTACT:

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