

380 BROADVIEW AVENUE
WARRENTON, VA

RAPPAPORT



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Located in the flourishing city of Warrenton, this 6,910-square-foot retail opportunity provides flexibility and plenty of perks to its future patrons. The 2nd-generation restaurant space includes plenty of dedicated parking spaces, signage along Broadview Avenue, as well as outdoor patio space. The property is also able to be leased or purchased as a 0.81-acre pad site perfect for a convenience store or drive-through opportunity for food and beverage uses.

DEMOGRAPHICS 2024

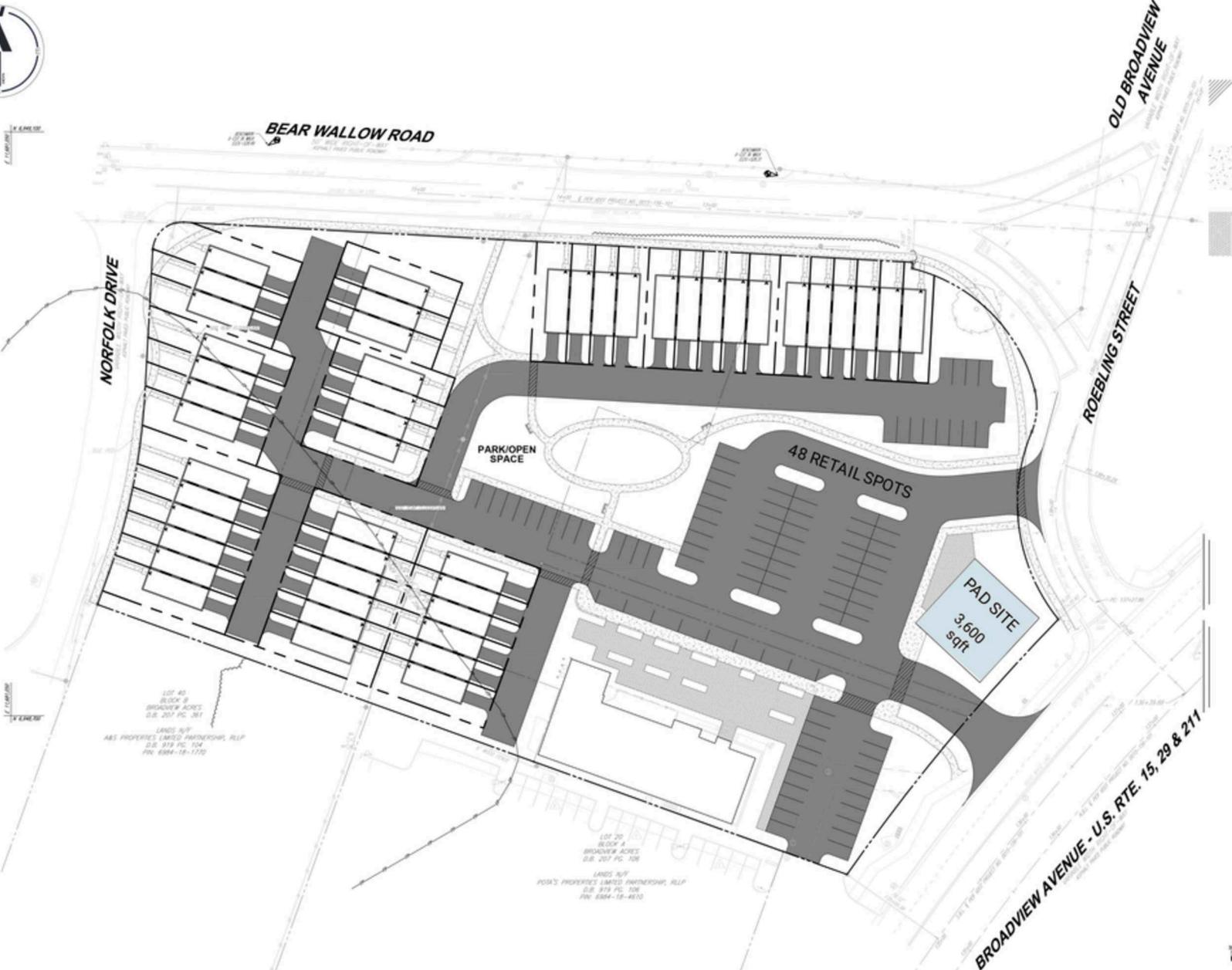
	1 MILE	3 MILES	5 MILES
 POPULATION	5,662	17,517	25,556
 DAYTIME POPULATION	5,457	11,704	12,649
 HOUSEHOLD INCOME	\$148,811	\$134,018	\$139,249
 TRAFFIC COUNTS	15,625 on Broadview Avenue		

AREA RETAILERS

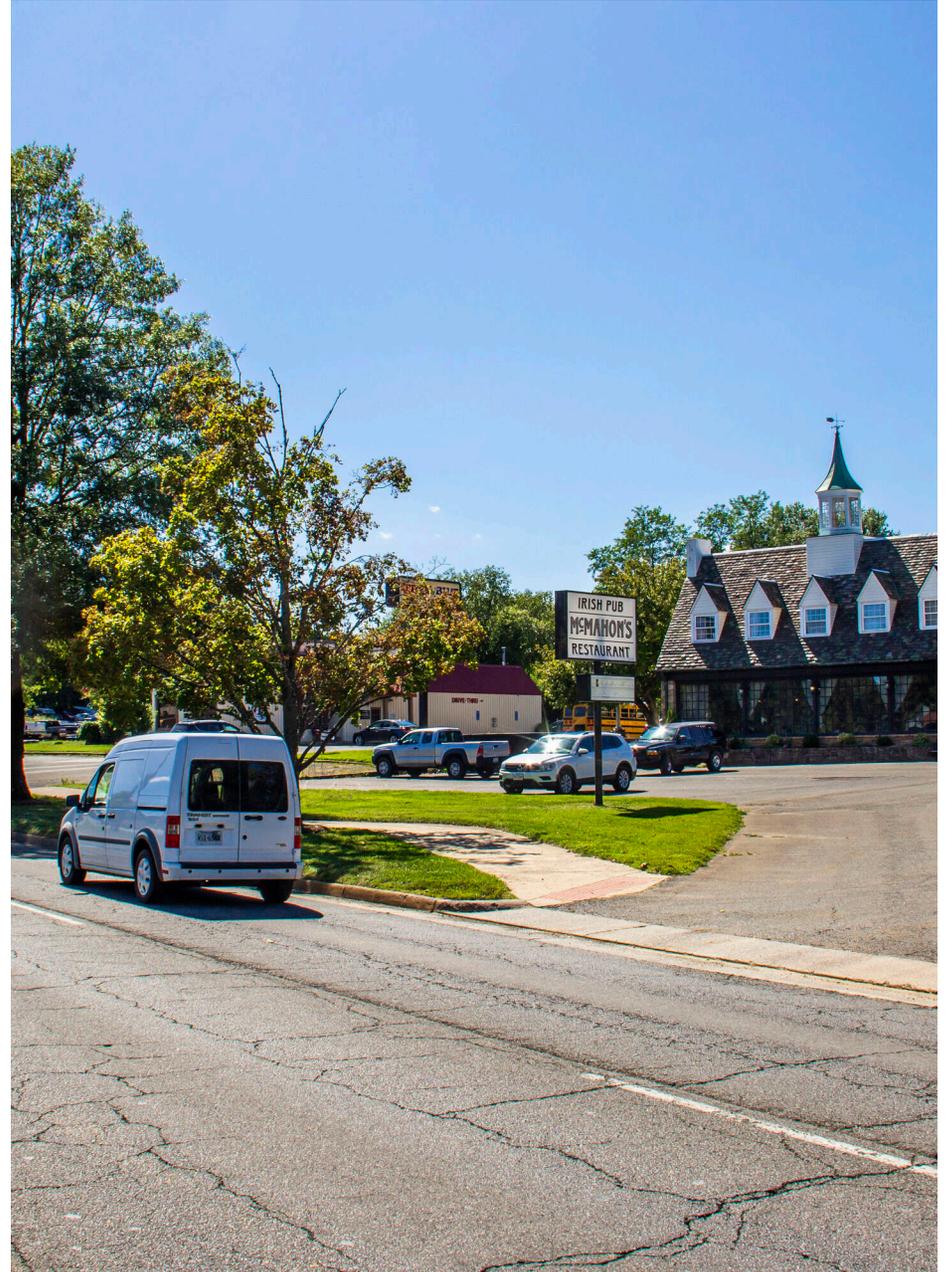


SITE PLAN

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