



RETAIL SPACE FOR LEASE

53 E LEE STREET, WARRENTON, VA 20186

OFFERED AT \$3,500.00 PER MONTH (MG)

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
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PROPERTY DESCRIPTION

53 E Lee St offers 1,550 square feet of retail space in Oldtown Warrenton, conveniently situated just off Main Street and across from Silver Branch Brewery. This property exudes historic charm with hardwood floors and high ceilings. It features a versatile back room suitable for storage or as a fitting room, along with a half bath. Ideal for retailers, coffee shops or bakeries, this space presents an excellent opportunity to establish a strong presence in the vibrant Oldtown community.

PROPERTY HIGHLIGHTS

- Prime location in Oldtown Warrenton, just off Main Street and opposite Silver Branch Brewery
- 1,550 square feet of retail space with historic charm, featuring hardwood floors and high ceilings.
- Versatile back room for storage or use as a fitting room, plus a convenient half bath.
- High visibility and foot traffic, perfect for attracting customers and growing your business.

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (MG)
Number of Units:	1
Available SF:	1,550 SF
Lot Size:	0.065 Acres
Building Size:	5,632 SF

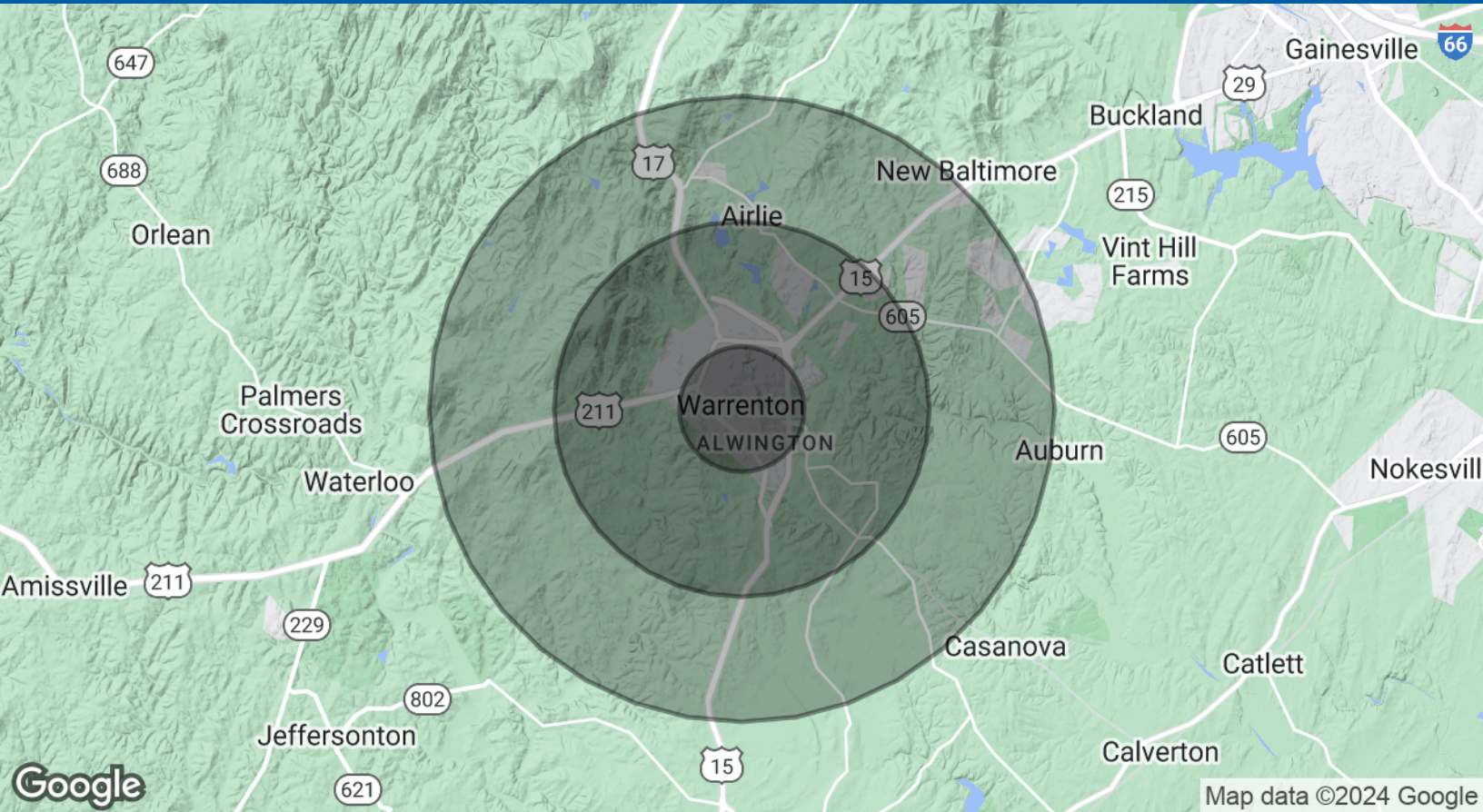
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,851	6,585	9,400
Total Population	7,247	17,502	25,395
Average HH Income	\$122,115	\$144,879	\$154,579

CHRIS BERNARD **BILL CHIPMAN**

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,247	17,502	25,395
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,851	6,585	9,400
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$122,115	\$144,879	\$154,579
Average House Value	\$536,737	\$568,871	\$600,584

Demographics data derived from AlphaMap