



JOIN THESE RETAILERS



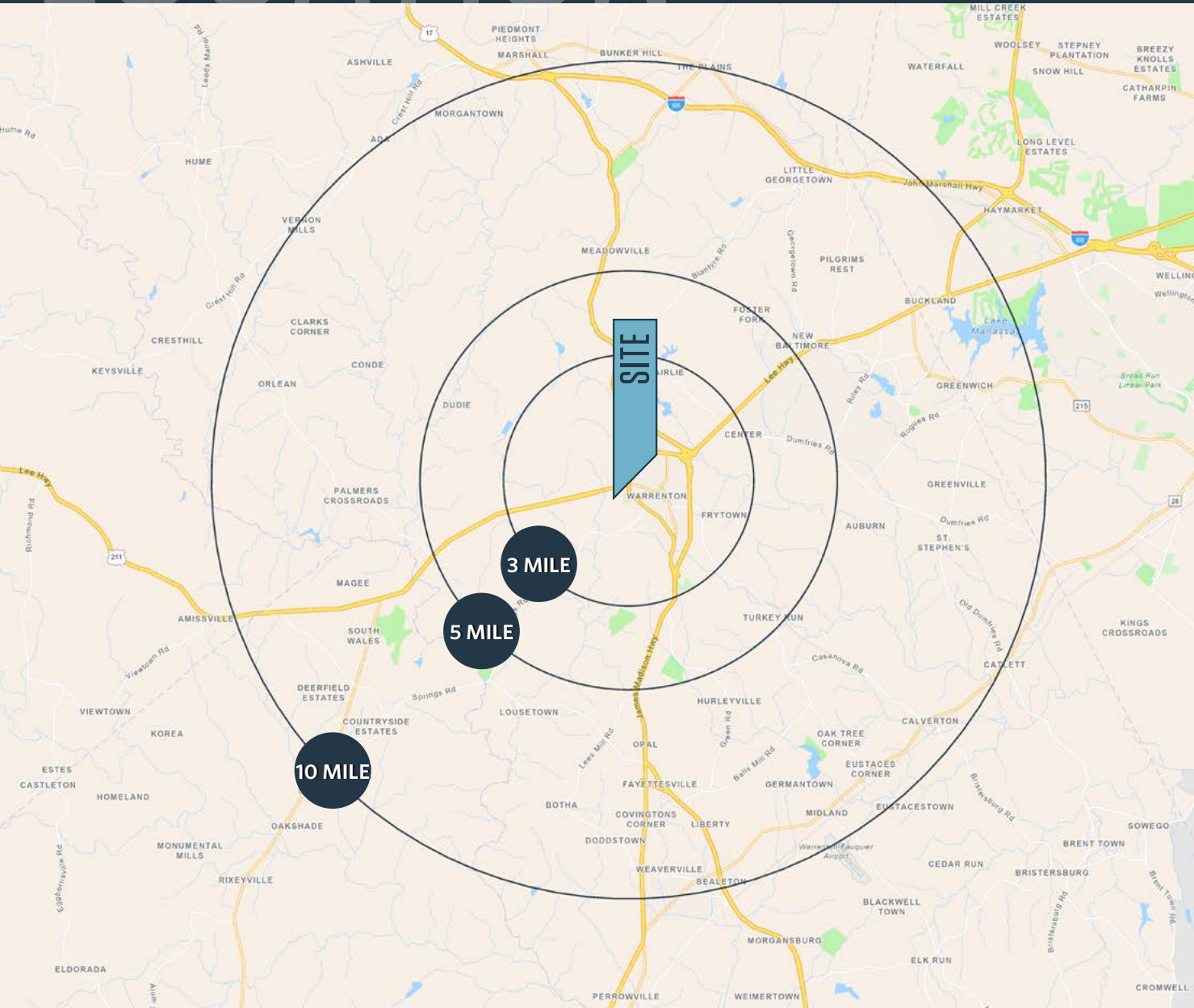
RETAIL FOR LEASE

- **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:

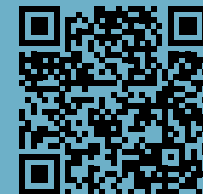
	3-MILE	5-MILE	10-MILE
Population	16,549	24,942	62,031
Daytime Population	14,967	16,261	26,046
Households	6,251	9,337	22,157
Average HH Income	\$144,290	\$153,410	\$161,917

[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

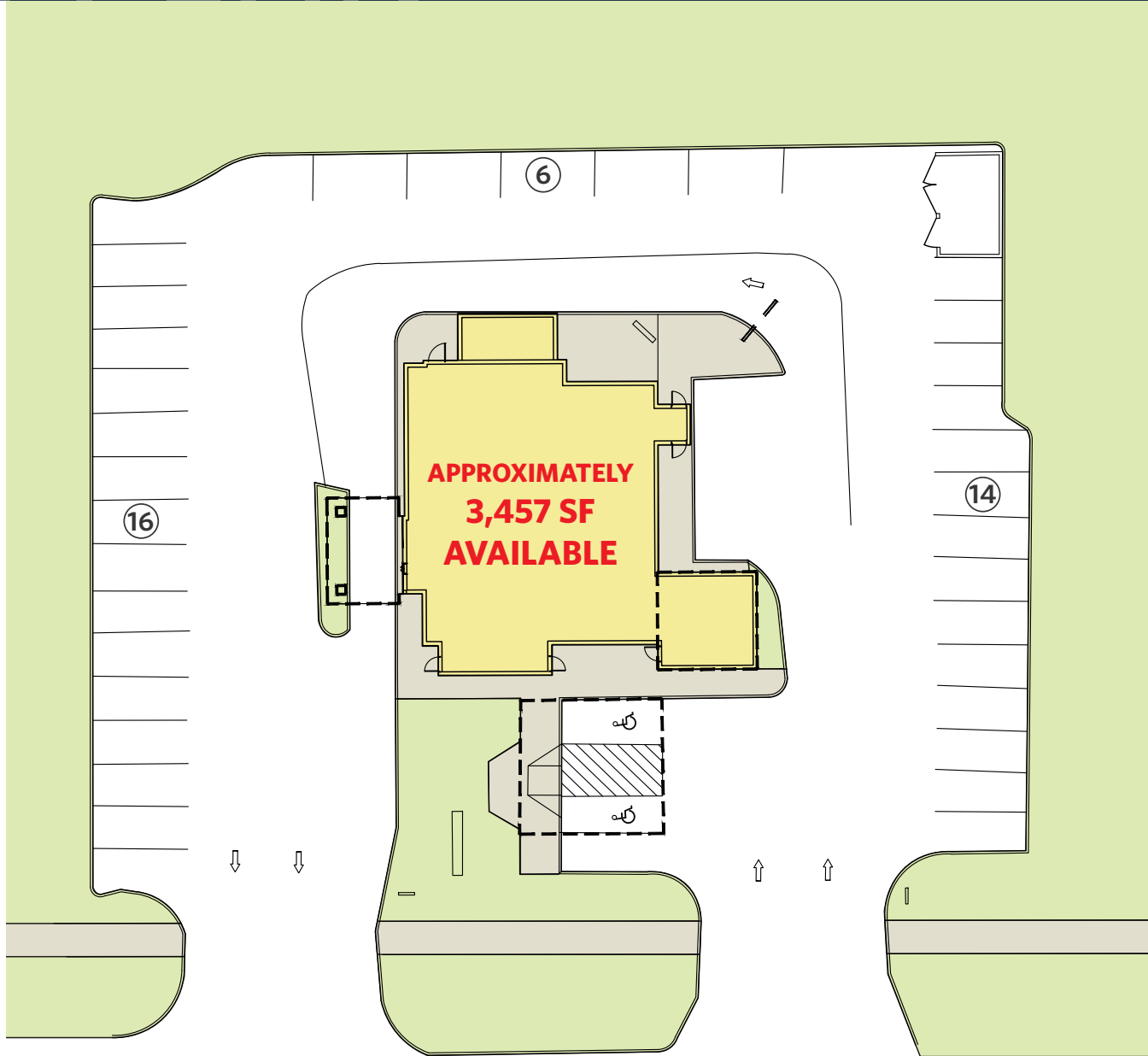
ehueter@klnb.com | 703-268-2713

klnb

SITE PLAN

RESTAURANT FOR LEASE

34 BROADVIEW AVE, WARRENTON, VA 20186, FAQUIER COUNTY



ERNEST R. HUETER

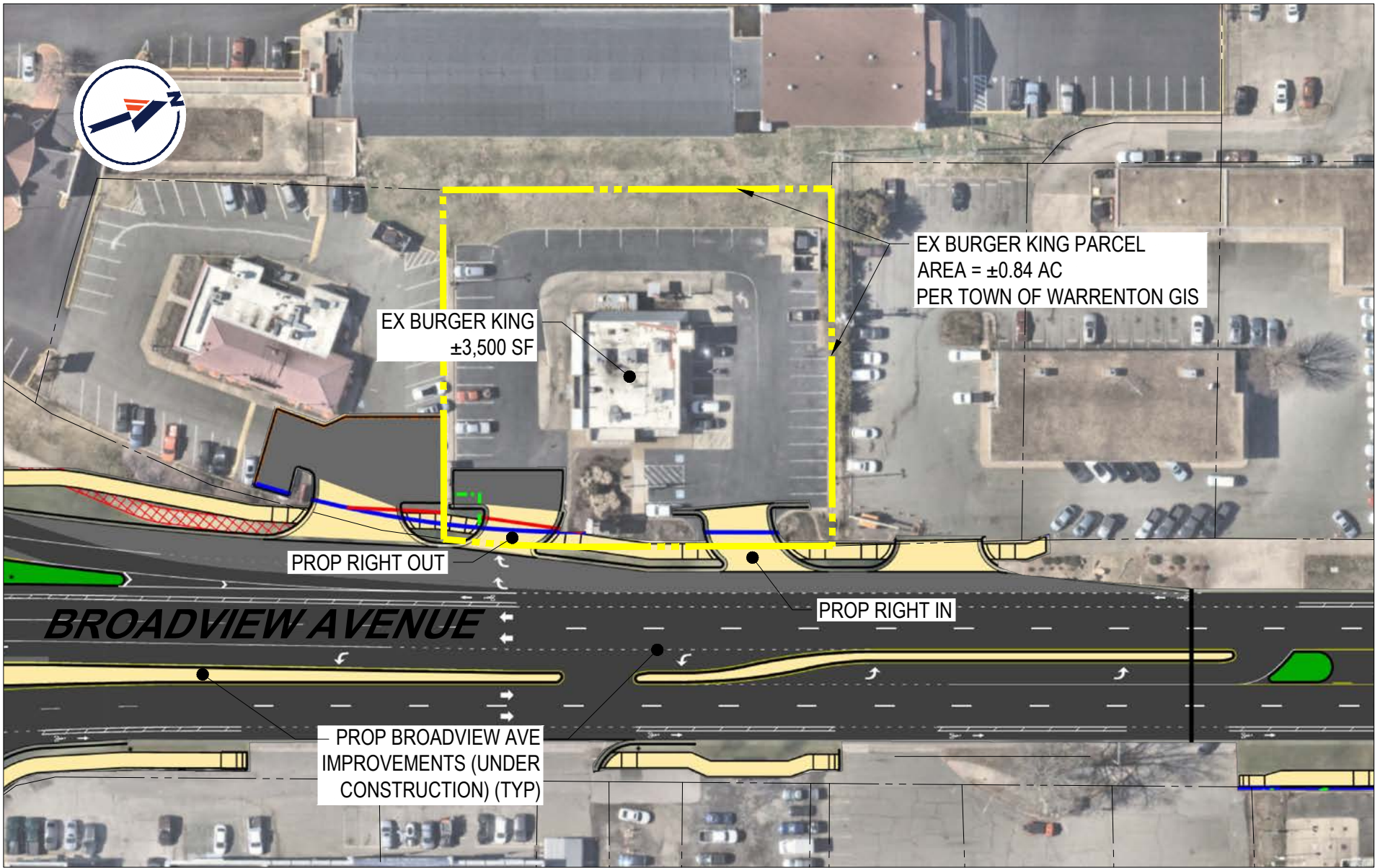
ehueter@klnb.com | 703-268-2713



SITE PLAN

RESTAURANT FOR LEASE

34 BROADVIEW AVE, WARRENTON, VA 20186, FAQUIER COUNTY



ERNEST R. HUETER

ehueter@klnb.com | 703-268-2713



RESTAURANT FOR LEASE

34 BROADVIEW AVE, WARRENTON, VA 20186, FAQUIER 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

WARRENTON

SITE

Wawa

WARRENTON TOWN CENTER

- FOOD LION
- CVS pharmacy
- DOLLAR GENERAL

FAQUIER HOSPITAL

FAQUIER HIGH SCHOOL

WARRENTON AQUATIC AND RECREATION FACILITY

Waterloo Ave

W Spilley Ave

KFC

POPEYES

tropical CAFE

WARRENTON CENTER

- petco
- JO-ANN fabric and craft stores
- Staples
- ACE Hardware
- Panera BREAD
- Marshalls

HIGHLAND PRIVATE SCHOOL

WARRENTON VILLAGE CENTER

- SAFeway
- DOLLAR TREE
- ULTA BEAUTY
- HomeGoods
- five BELOW
- planet fitness

OAK SPRINGS PLAZA

- Giant
- TRACTOR SUPPLY CO.

22,210 (2022 ADT)

WILSON TECH CENTER

- 33,320 (2022 ADT)
- SHEETZ

CVS pharmacy

NORTH ROCK SHOPPING CENTER

Walgreens

Chick-fil&

McDonald's

22,780 (2022 ADT)

10,930 (2022 ADT)

OUTBACK STEAKHOUSE

FIVE GUYS

IHOP

STARBUCKS

FIESTA AZTECA Mexican Bar & Grill

SUBWAY

54,940 (2022 ADT)

63,090 (2022 ADT)

17

29

17

15

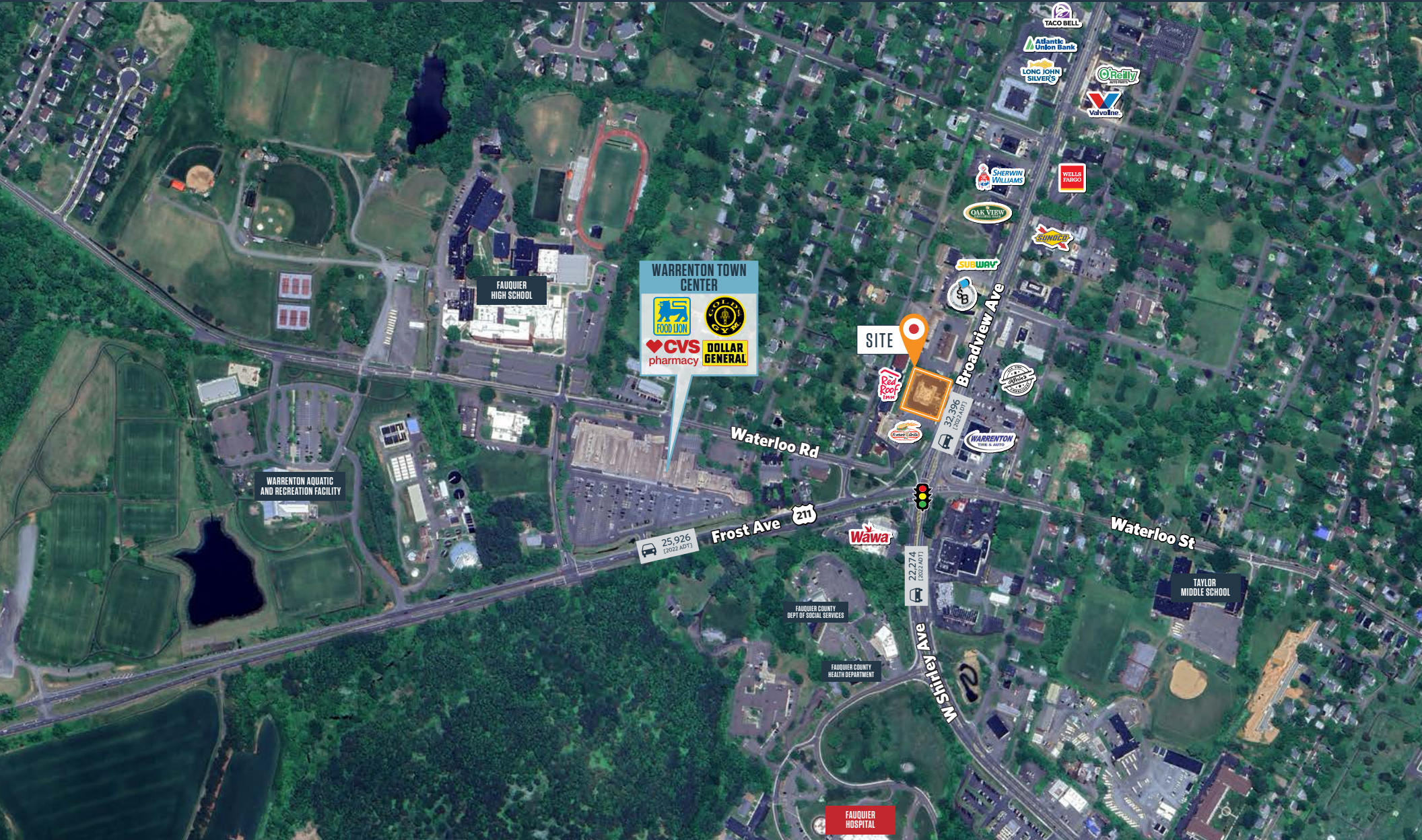
17



CLOSE-UP

RESTAURANT FOR LEASE

34 BROADVIEW AVE, WARRENTON, VA 20186, FAQUIER COUNTY



ERNEST R. HUETER

ehueter@klnb.com | 703-268-2713





RESTAURANT FOR LEASE

34 BROADVIEW AVE, WARRENTON, VA 20186, FAQUIER COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ERNEST R. HUETER

ehueter@klnb.com

703-268-2713

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.