

WARRENTON TOWNE CENTRE

619 FROST AVENUE, WARRENTON, VA 20186

Retail Space For Lease



PROJECT SIZE:

123,553 ± SF

AVAILABILITY:

8,470 SF

5,789 SF

ABOUT THE PROPERTY:

Located in Fauquier County (Town of Warrenton), in the Washington DC MSA. It has exceptional visibility from Frost Avenue (Rt. 211) with dedicated turning lane. Near a 97-bed regional hospital complex, Fauquier High School, National Guard Armory, Fauquier Public Schools Administrative Offices, the Warrenton Aquatic and Recreation Facility, and Virginia Department of Forestry offices. In the path of residential growth. Ample parking available with over 500 surface spaces. Signalized intersection at Rt. 211 exceeds 25,000 VPD.

Owned By:


The Kalis Companies



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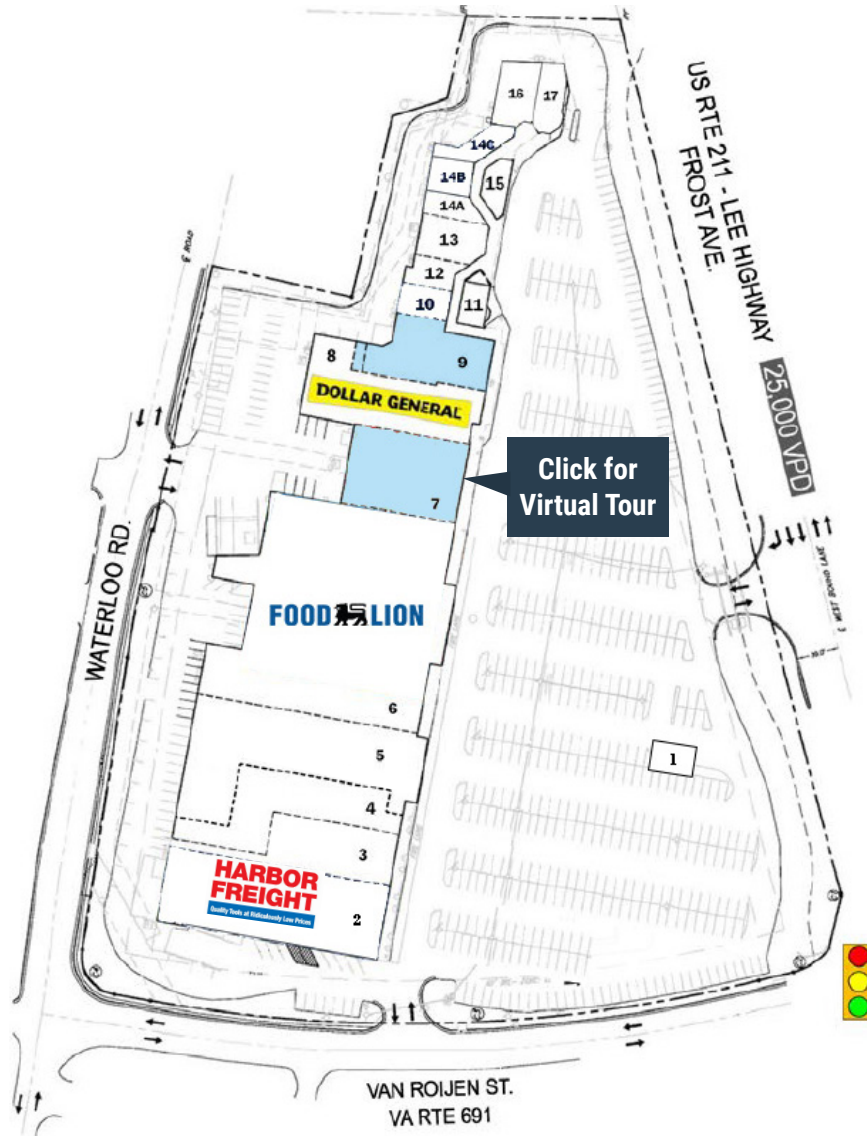
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Leasing Plan

Tenants

UNIT	TENANT	SF
1	Truist	Drive-up ATM
2	Harbor Freight Tools	14,770
3	El Jaripeo Mexican Restaurant	6,736
4	The Open Box	8,758
5	Habitat ReStore	15,922
6	Food Lion	38,342
7	Available (Former CVS)	8,470
8	Dollar General	9,785
9	Available	5,789
10	The Dog Spa	1,391
11	Chinese Restaurant	1,114
12	Senior Helpers of Warrenton	1,320
13	New Life in Christ Church	2,509
14A	Threading Hub N More	1,131
14B-14C	New Life in Christ Church	2,542
15	Marine Corps Career Center	1,114
16	Splendid Smiles	2,229
17	Phoenix Nails	1,631
Total Site		123,553



JOIN THESE RETAILERS:

FOOD LION



ReStore

DOLLAR GENERAL



TRUIST



HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices



SENIOR HELPERS
Senior Care, Only Better.



Location Map



DEMOGRAPHICS

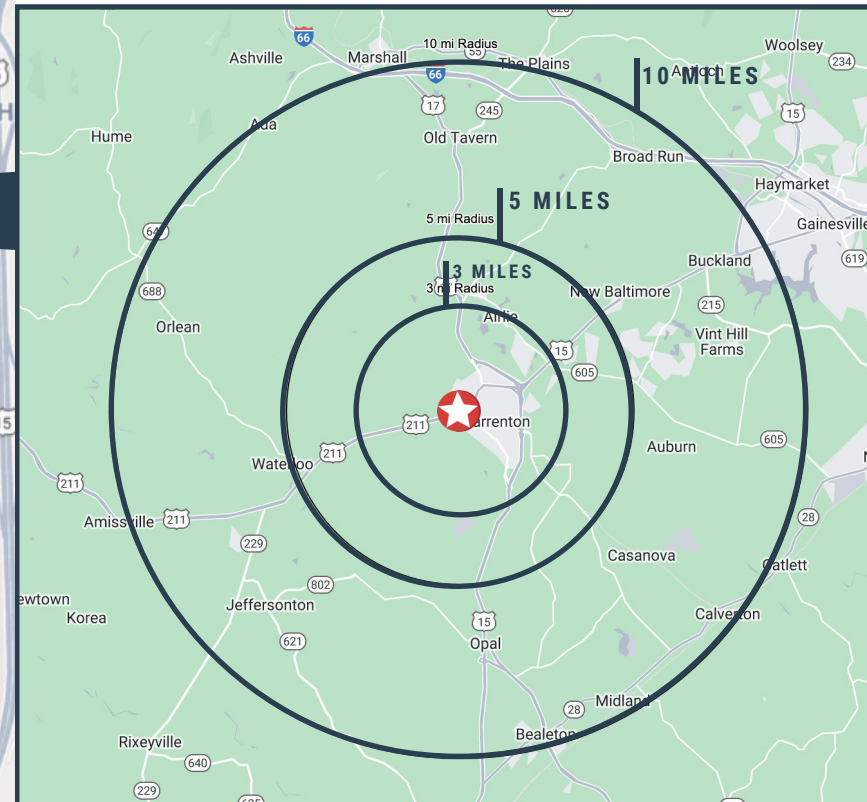
POPULATION AVG. INCOME

3 mile	16,931	\$161,140
5 mile	24,383	\$170,940
10 mile	61,357	\$169,375

TRAFFIC COUNTS

FROST AVE	25,411 ADT
BROADVIEW AVE	32,540 ADT

[CLICK FOR DEMOGRAPHIC REPORT](#)



Competition Map

