

# LEASE

**766 WARRENTON RD**

766 Warrenton Rd Fredericksburg, VA 22406



## PROPERTY DESCRIPTION

Quick Service Ground Lease Opportunity in Stafford County

- 2,376 Free-Standing Quick Service Restaurant with Drive-Thru (former McDonald's)
- 1.04 Acres
- Fronting Route 17/Warrenton Road (59,000 +/- VPD)
- 35 Parking Spaces
- Zoned B-2 (Urban Commercial)
- Excellent signage and frontage along a major Retail corridor
- Surrounding Tenants include Lowes, Target, Walmart, Wendy's, Burger King, McDonald's, Bojangles, Starbucks, Chick-Fil-A, and more!
- Convenient ingress and egress from front and rear of property

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,376 SF
Lot Size:	1.04 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,412	28,696	89,492
Total Population	33,344	77,036	262,250
Average HH Income	\$127,441	\$135,315	\$149,561

**Donny Self, CCIM**  
(540) 842-6202

**Charlotte Rouse**  
(540) 419-9206



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

# LEASE

## 766 WARRENTON RD

766 Warrenton Rd Fredericksburg, VA 22406



**Donny Self, CCIM**  
(540) 842-6202

**Charlotte Rouse**  
(540) 419-9206



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE

# LEASE

## 766 WARRENTON RD

766 Warrenton Rd Fredericksburg, VA 22406



**Donny Self, CCIM**  
(540) 842-6202

**Charlotte Rouse**  
(540) 419-9206



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE

# LEASE

766 WARRENTON RD

766 Warrenton Rd Fredericksburg, VA 22406



Donny Self, CCIM  
(540) 842-6202

Charlotte Rouse  
(540) 419-9206

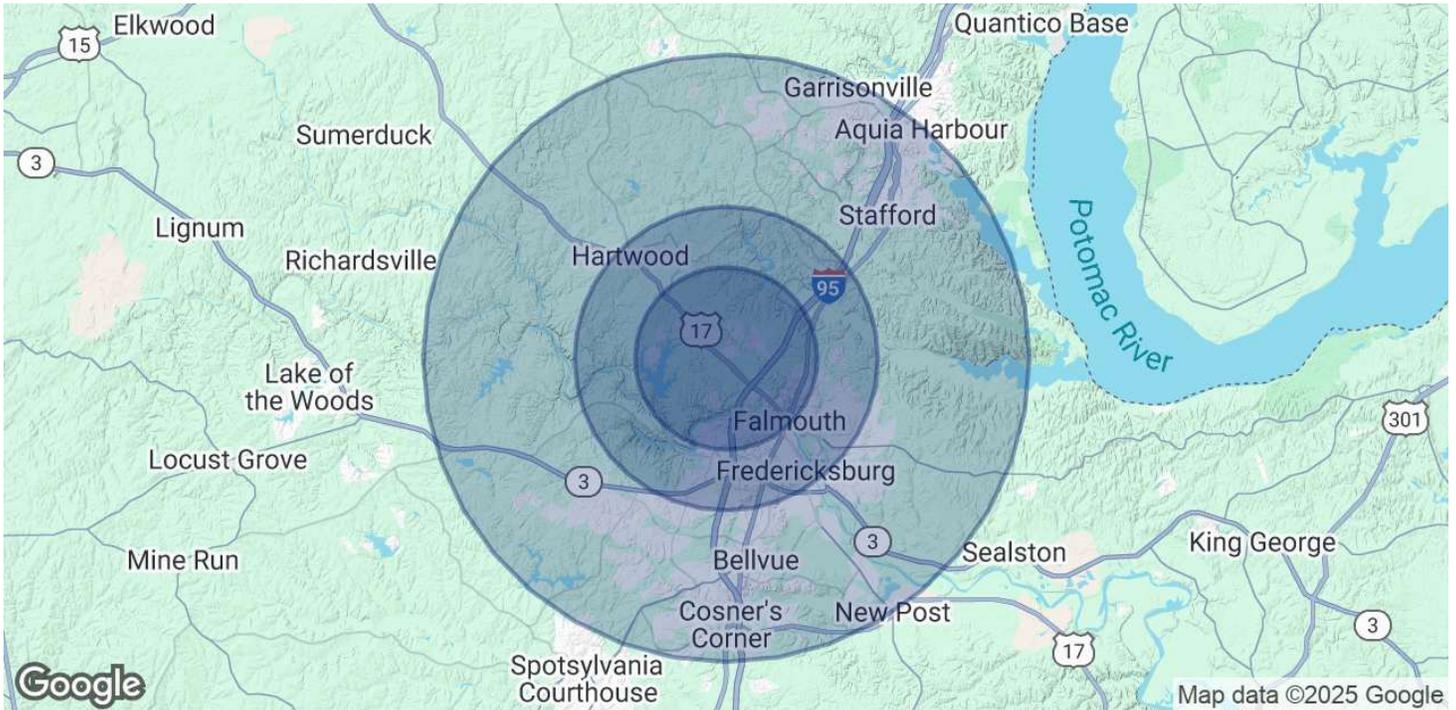


COLDWELL BANKER  
**COMMERCIAL**  
ELITE

# LEASE

## 766 WARRENTON RD

766 Warrenton Rd Fredericksburg, VA 22406



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,344	77,036	262,250
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,412	28,696	89,492
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$127,441	\$135,315	\$149,561
Average House Value	\$492,045	\$514,206	\$499,412

Demographics data derived from AlphaMap

**Donny Self, CCIM**  
(540) 842-6202

**Charlotte Rouse**  
(540) 419-9206



**COLDWELL BANKER  
COMMERCIAL**  
ELITE