

FOR LEASE Available Immediately



95 Broadview Avenue






Warrenton, VA 20186

Overview

Freestanding building with drive thru available for lease on Broadview Avenue in the heart of Warrenton. Ideal for fast food or quick service tenants looking to offer drive thru service. The property has excellent access and frontage to Broadview Avenue (Business US 29) and includes pylon signage. Existing building could be re-used or redeveloped for a variety of different uses.

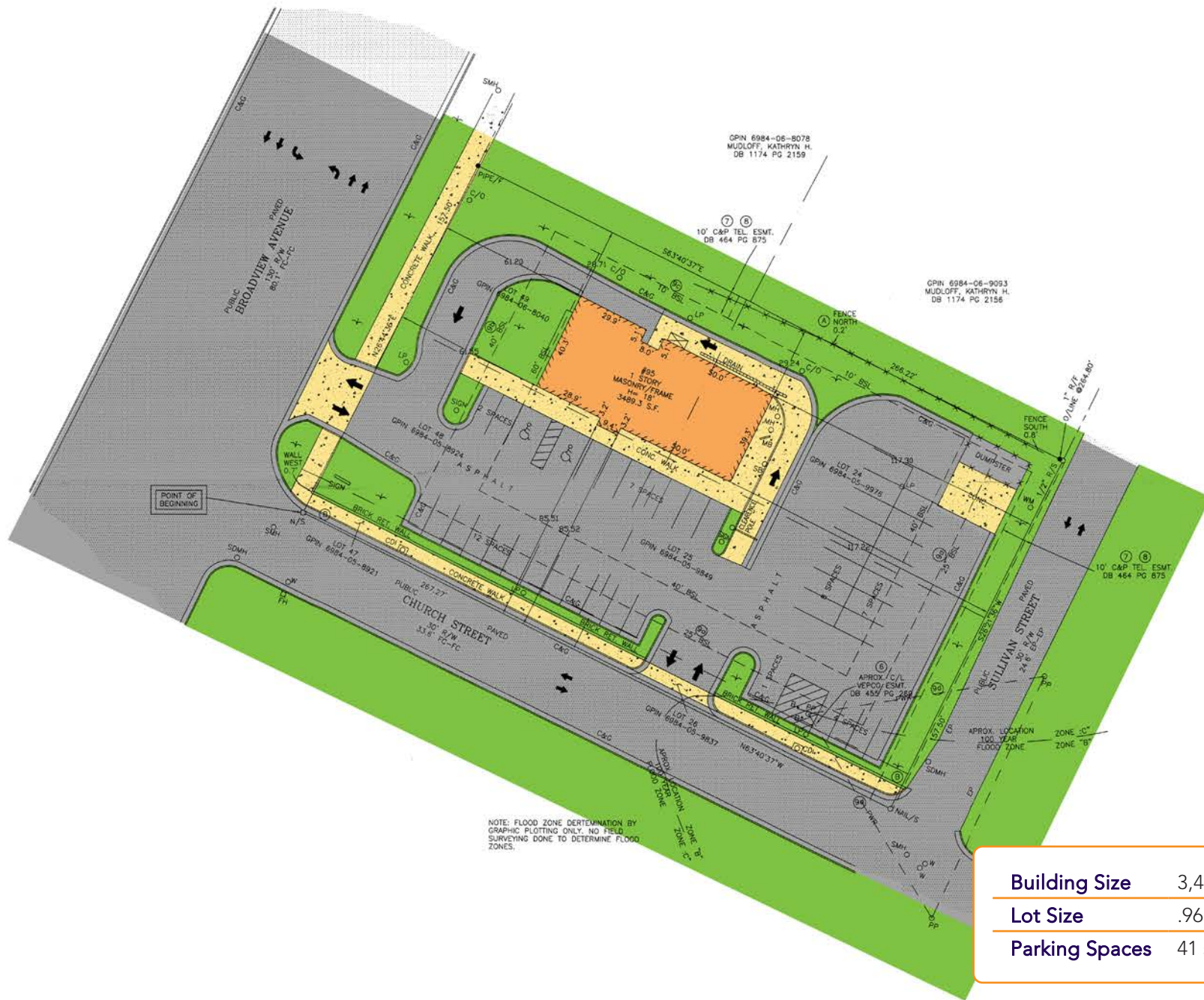
Quick Facts

Size	3,489 square feet building + drive thru
Availability	Immediate
Land Size	±0.96 acres
Parking	41 spaces existing today
Zoning	C (Commercial)
Taxes	\$15,727.11 / year

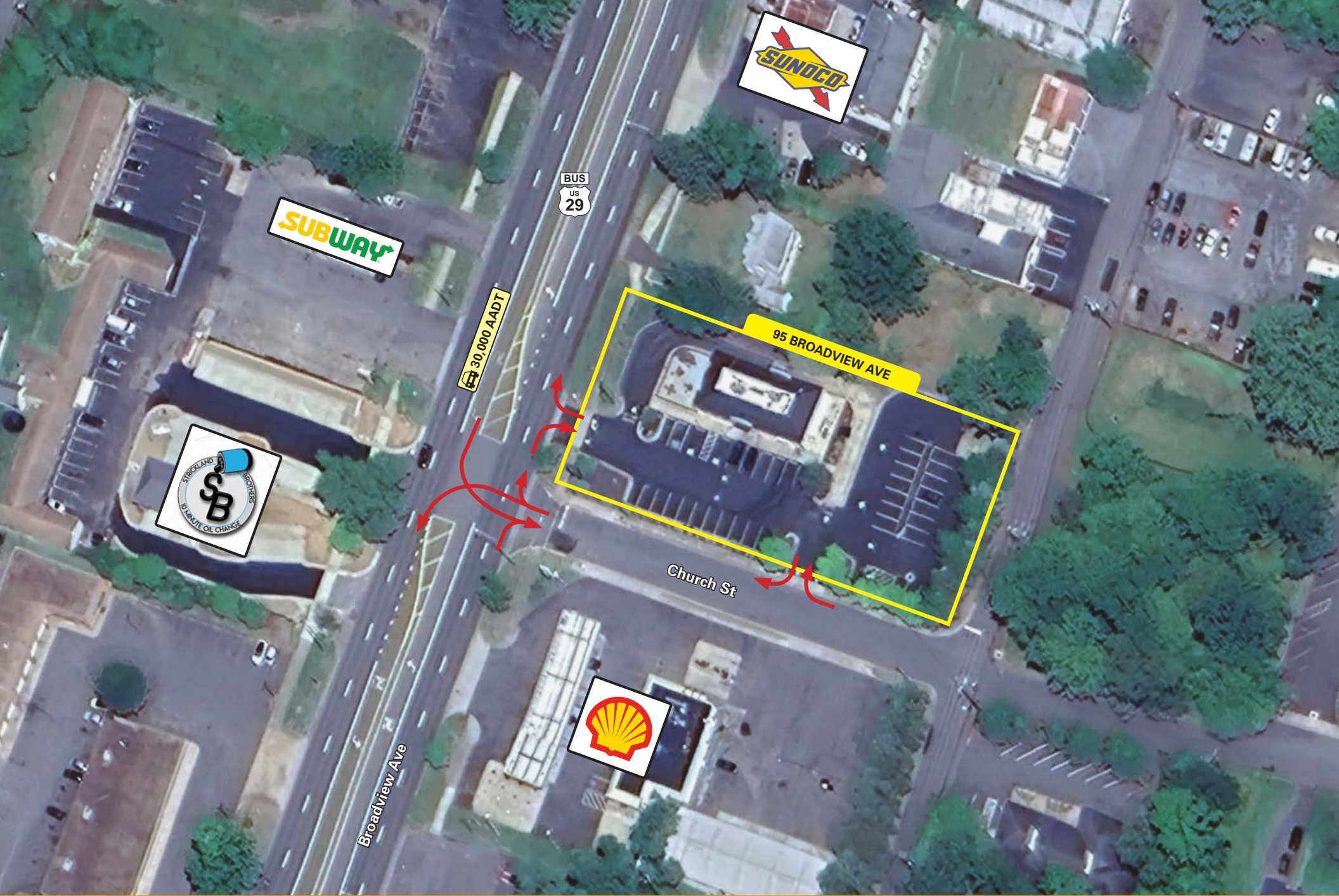
2023 Demographics	1 mile	5 miles	10 miles
 POPULATION	6,358	26,027	63,401
 HOUSEHOLDS	2,481	9,599	22,474
 AVG. HH INCOME	\$131,139	\$148,963	\$156,027
 DAYTIME POPULATION	12,301	21,540	97,925
 TRAFFIC COUNTS	30,000 AADT (Broadview Avenue)	22,000 AADT (Frost Avenue)	

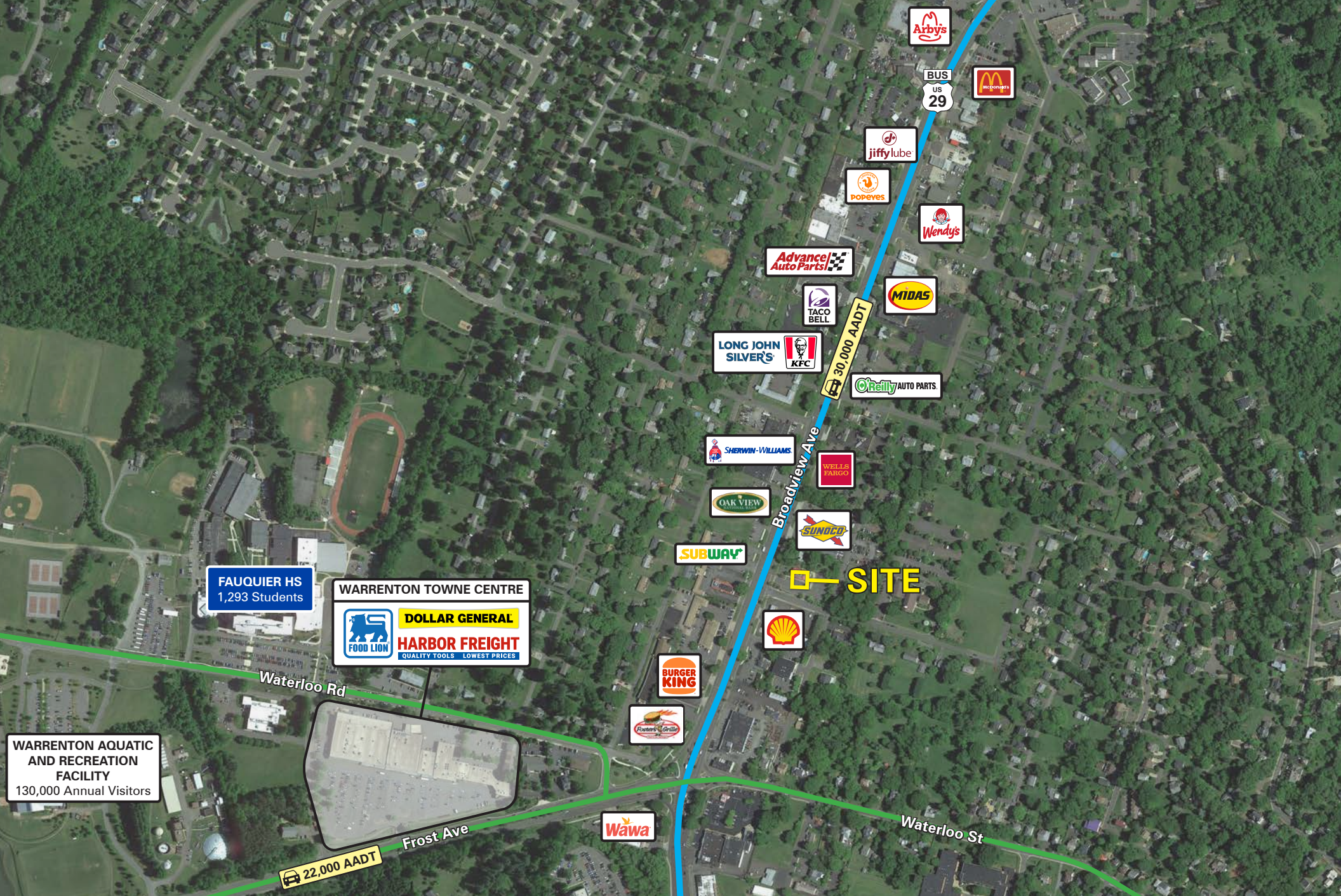
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COMMERCIAL REAL ESTATE



Building Size	3,489 square feet
Lot Size	.96 acres
Parking Spaces	41 spaces





FAUQUIER HS
1,293 Students

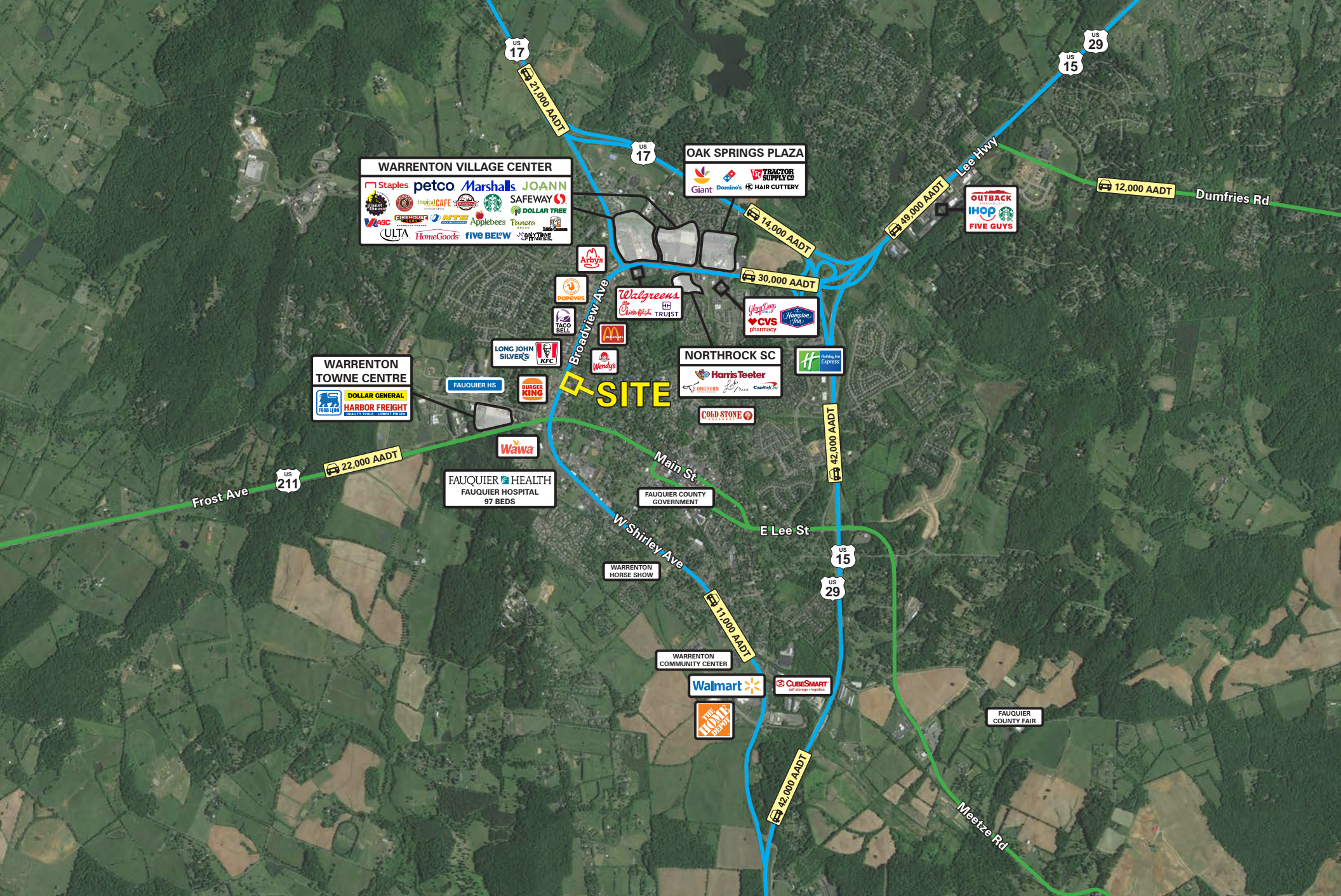
WARRENTON TOWNE CENTRE
DOLLAR GENERAL
FOOD LION **HARBOR FREIGHT**
QUALITY TOOLS LOWEST PRICES

WARRENTON AQUATIC AND RECREATION FACILITY
130,000 Annual Visitors

22,000 AADT

30,000 AADT


SITE




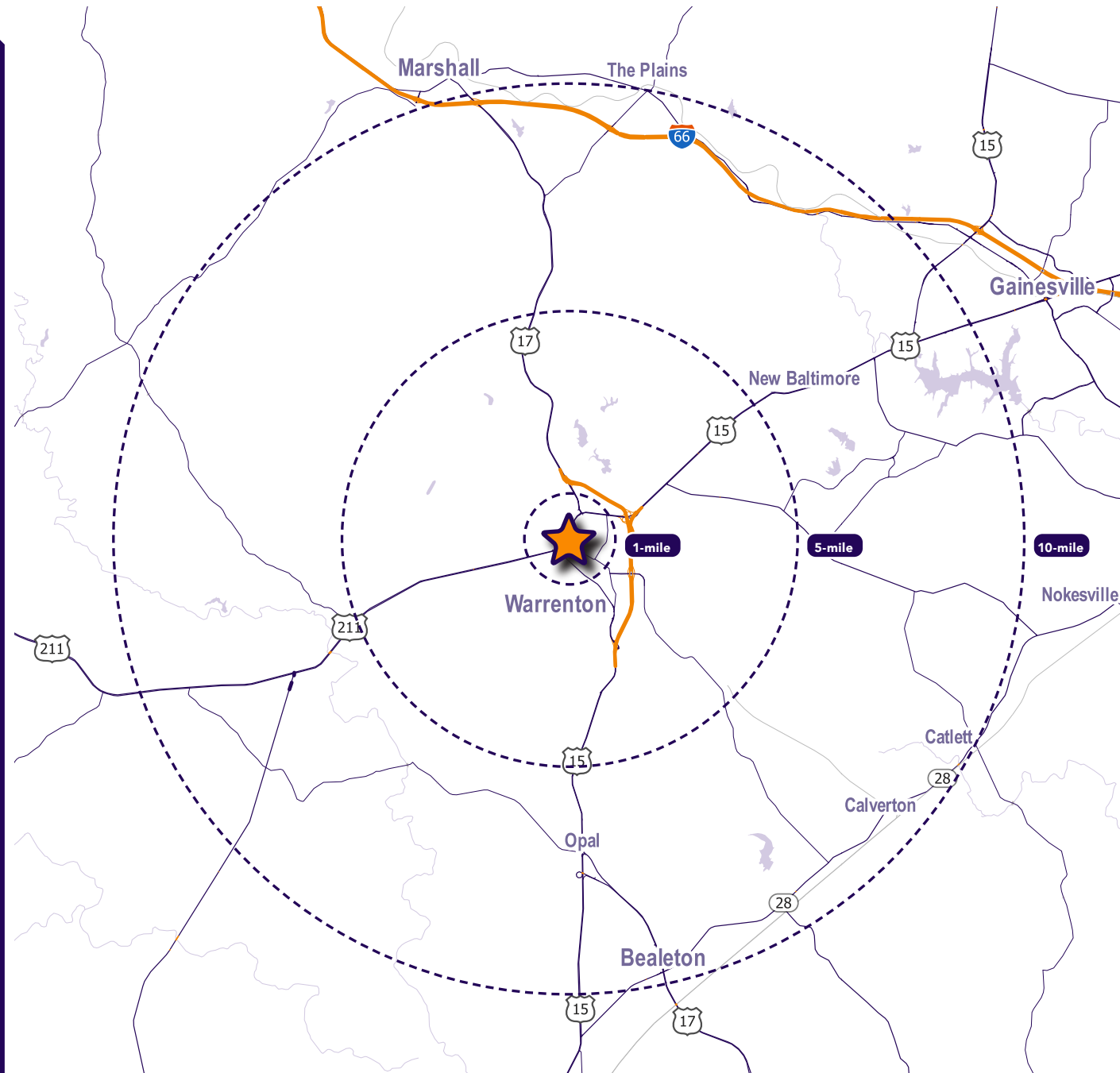
Interested? Contact:

Andrew Segall

 asegall@segallgroup.com

 410.753.3947

 410.960.0361



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

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