

FULLY LEASED



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.

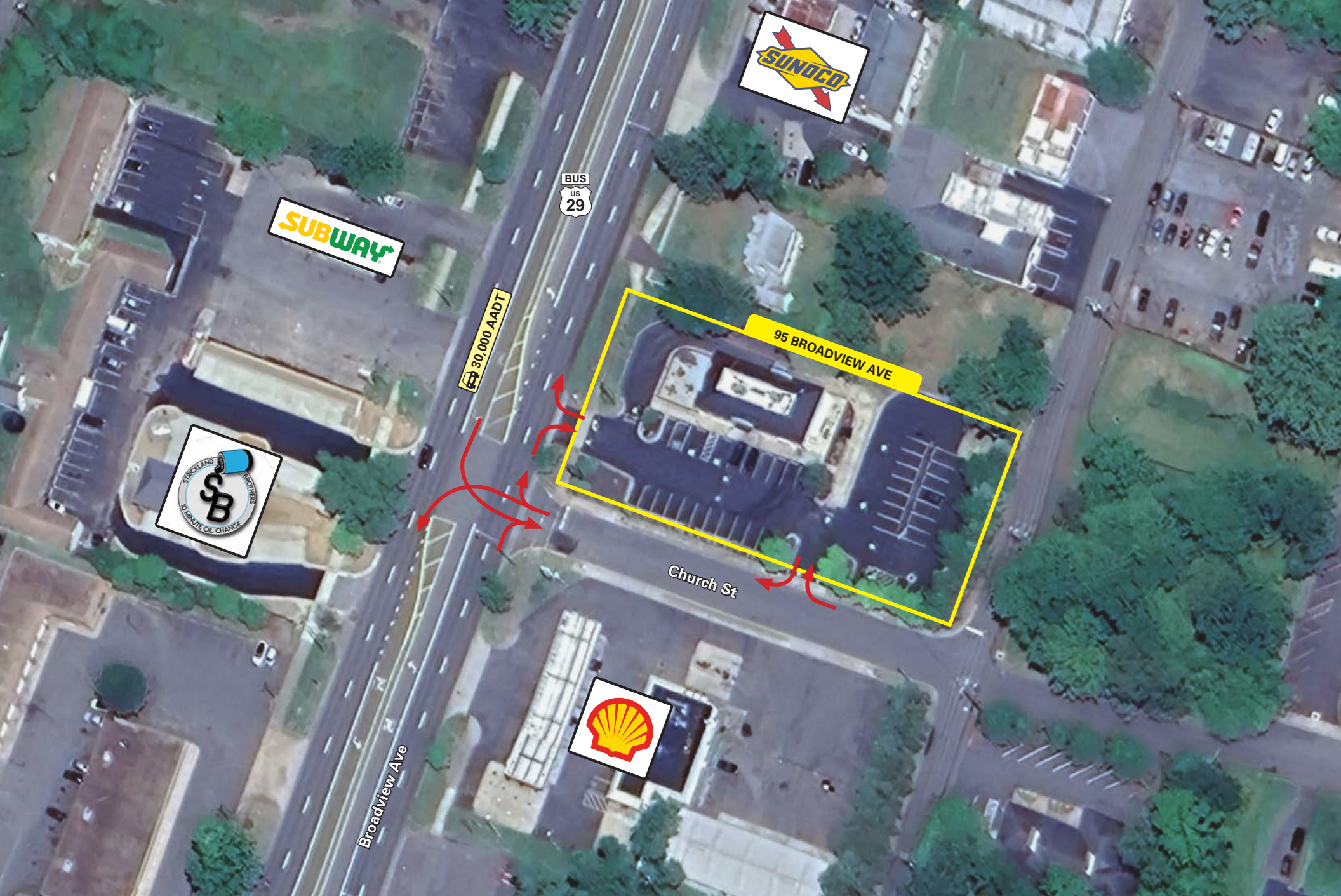
Quick Facts

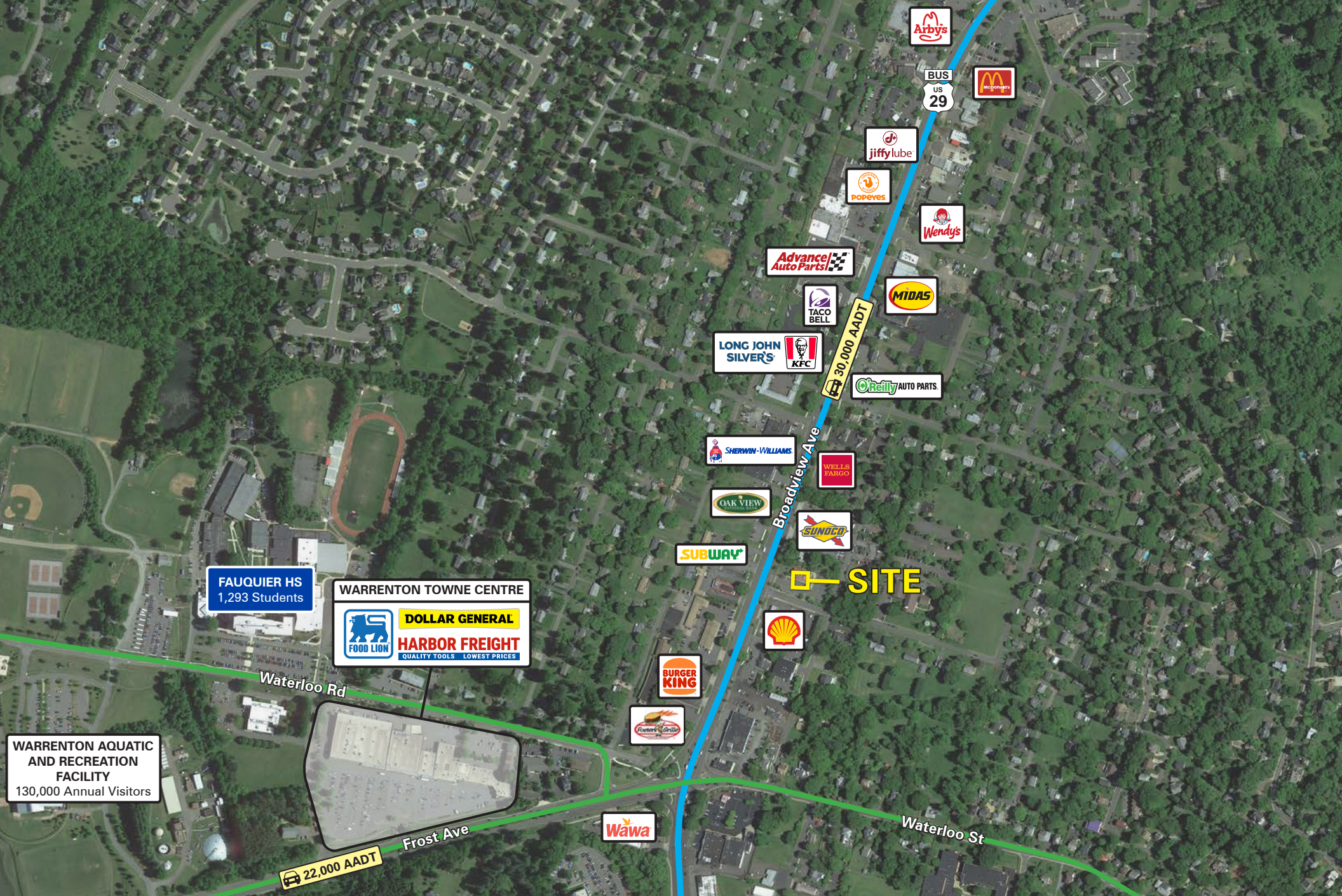
| | |
|--------------|---|
| Size | 3,489 square feet building + drive thru |
| Availability | Fully Leased |
| Land Size | ±0.96 acres |
| Parking | 41 spaces existing today |
| Zoning | C (Commercial) |
| Taxes | \$15,727.11 / year |

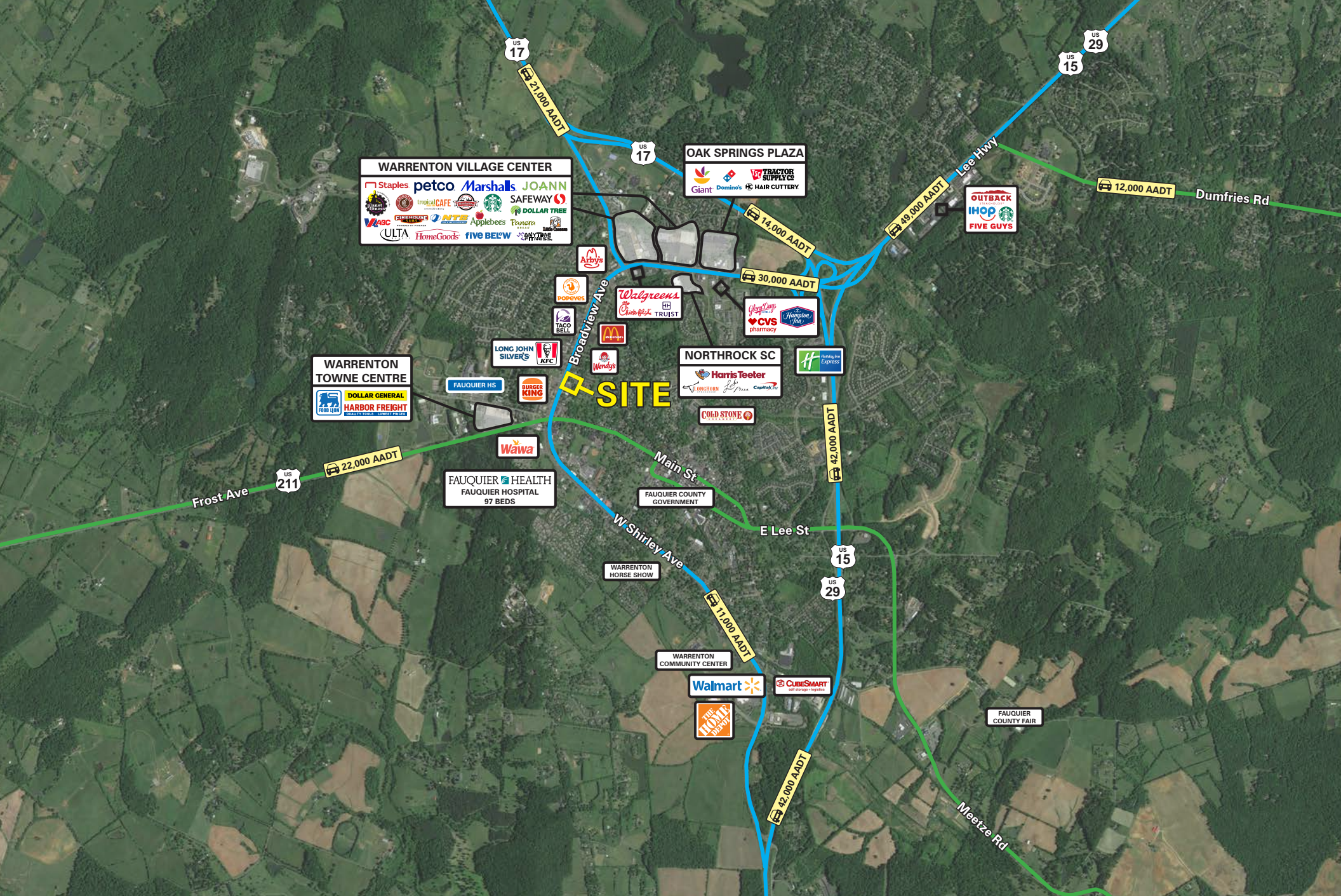
| 2023 Demographics | 1 mile | 5 miles | 10 miles |
|--|-----------------------------------|-----------|-------------------------------|
|  POPULATION | 6,358 | 26,027 | 63,401 |
|  HOUSEHOLDS | 2,481 | 9,599 | 22,474 |
|  AVG. HH INCOME | \$131,139 | \$148,963 | \$156,027 |
|  DAYTIME POPULATION | 12,301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



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







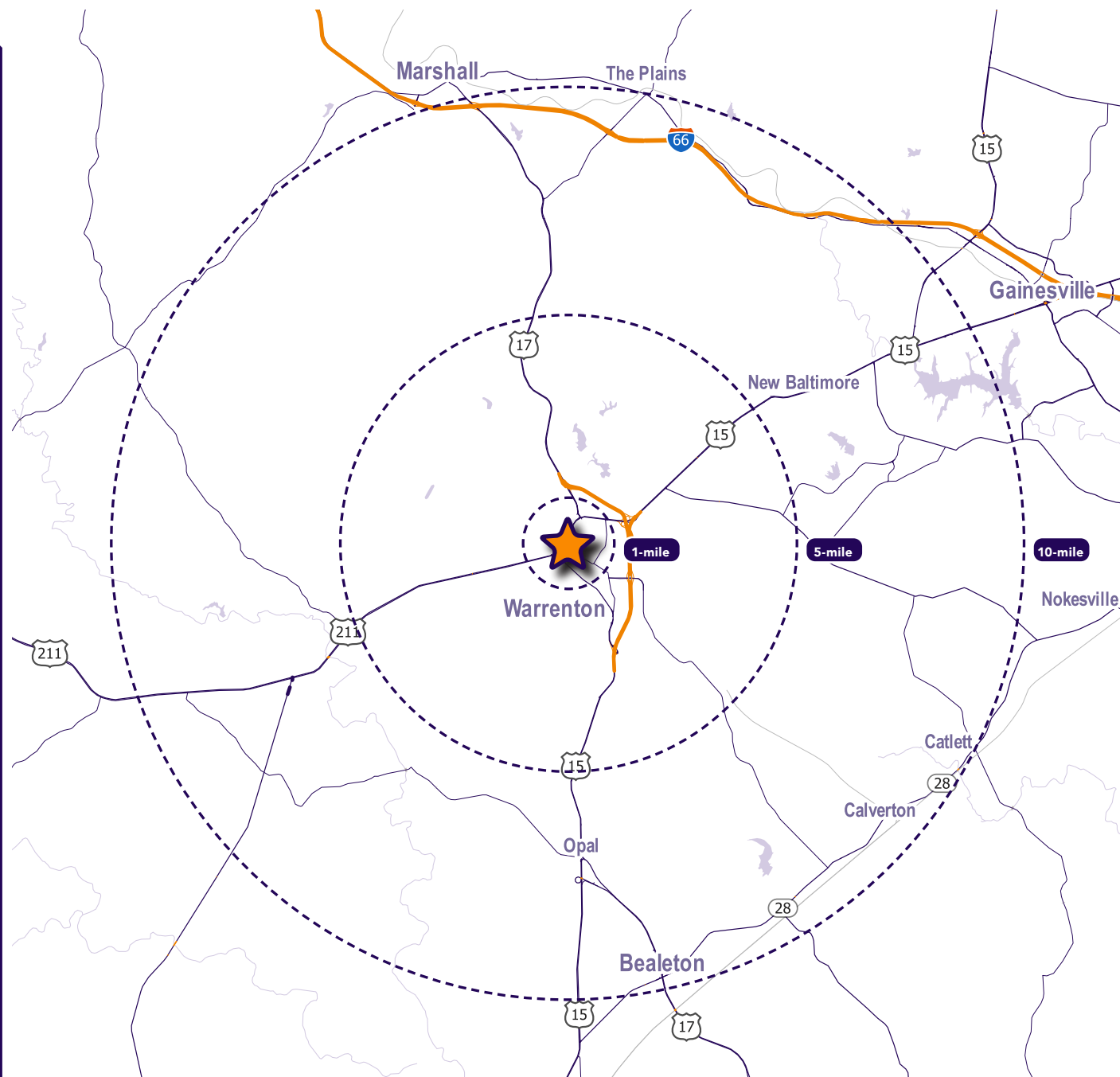
Interested? Contact:

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