

**FOR LEASE** Available Immediately



# 86 Broadview Avenue

Warrenton, VA 20186

## Overview

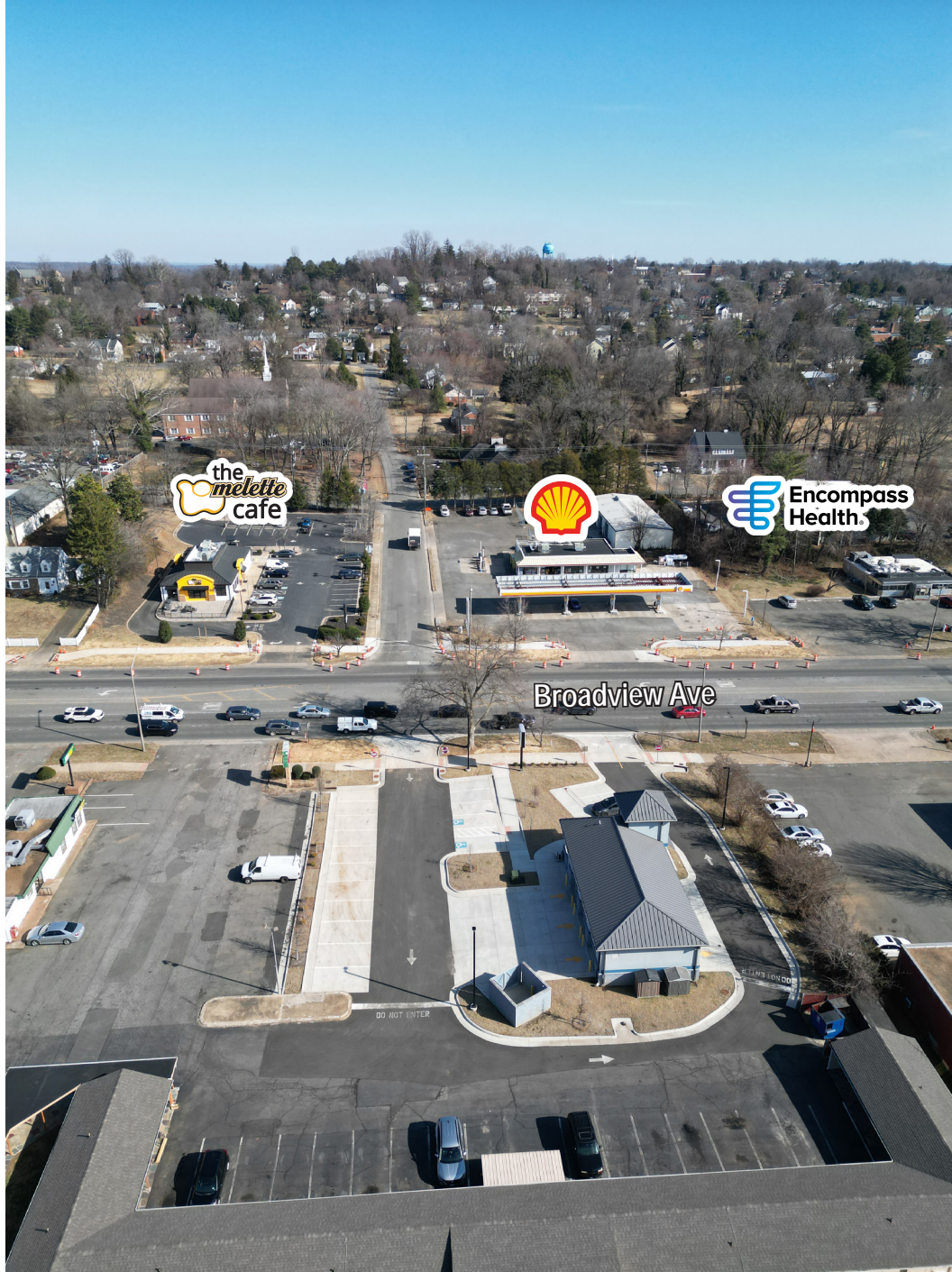
Freestanding former automotive service building for lease in Warrenton, Virginia. The .55 acre parcel is improved with a 1,739 square foot building and 20 dedicated parking spaces with direct access and frontage to Broadview Avenue (US Business 29). This recently developed pad is a unique opportunity for similar automotive uses or small format retailers that can re-format the existing building.

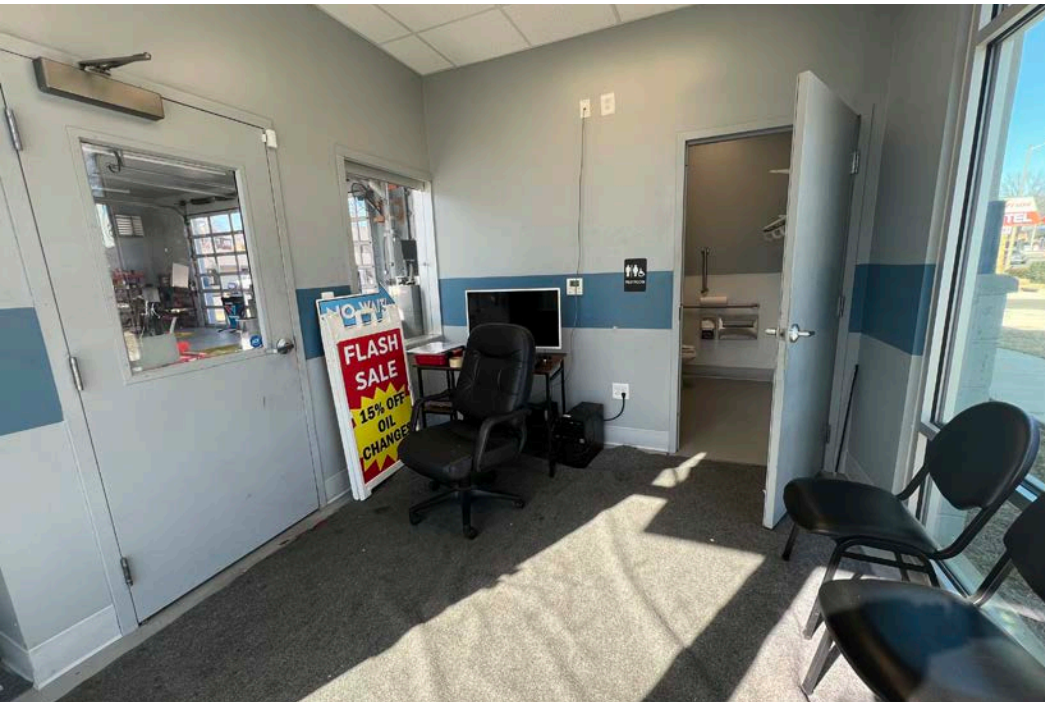
## Quick Facts

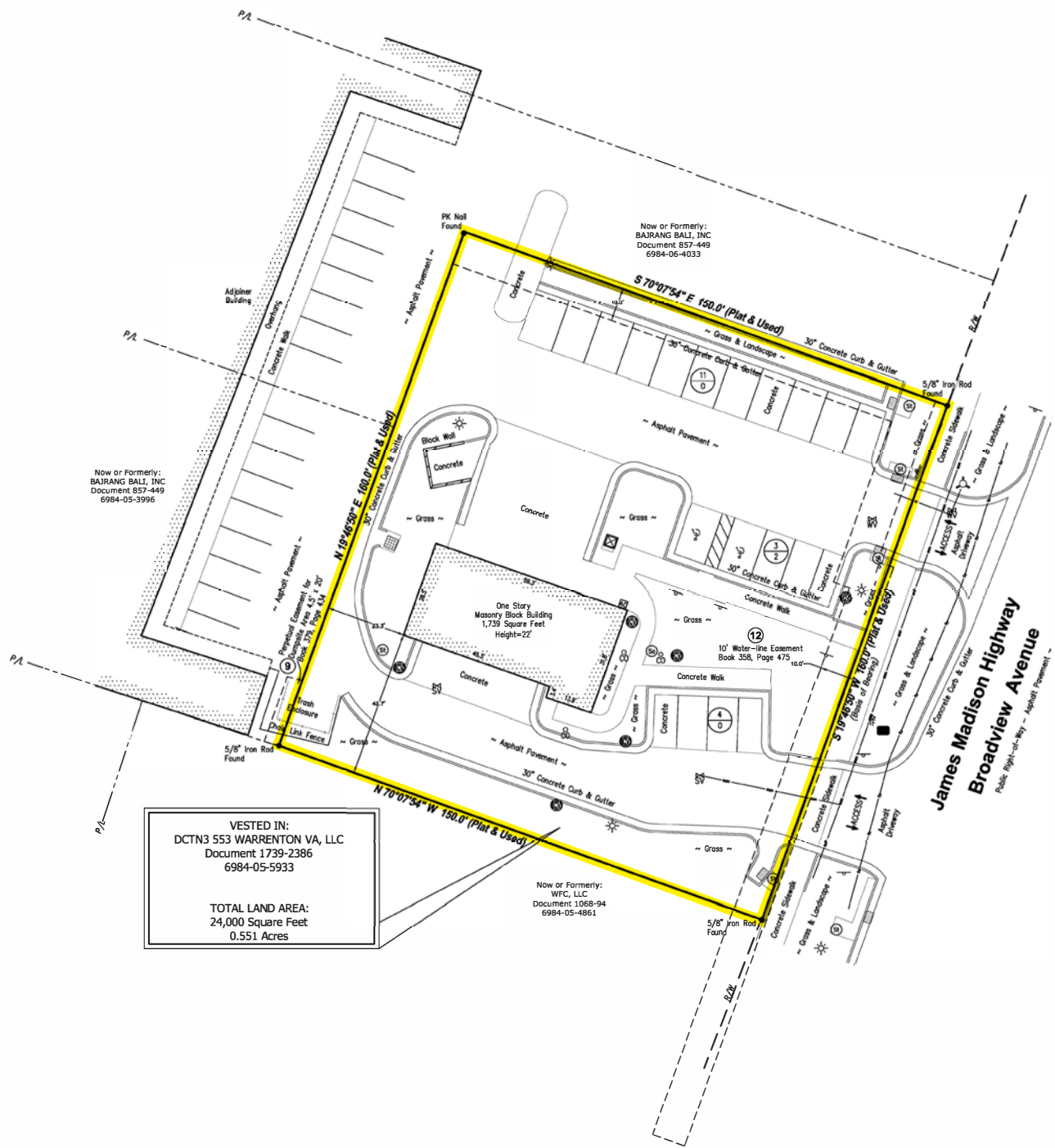
- Availability** Immediate
- Size** 1,739 square feet (0.55 acres)
- Rental Rate** Negotiable
- Net Charges** TBD
- Nearby Tenants**



2024 Demographics	1 mile	3 miles	5 miles
POPULATION	5,644	16,872	26,212
HOUSEHOLDS	2,214	6,356	9,665
AVG. HH INCOME	\$127,143	\$137,707	\$153,748
DAYTIME POPULATION	10,995	19,408	22,816
TRAFFIC COUNT	30,000 AADT (Broadview Ave)		







Now or Formerly:  
BAJRANG BALL, INC  
Document 857-449  
6984-05-3996

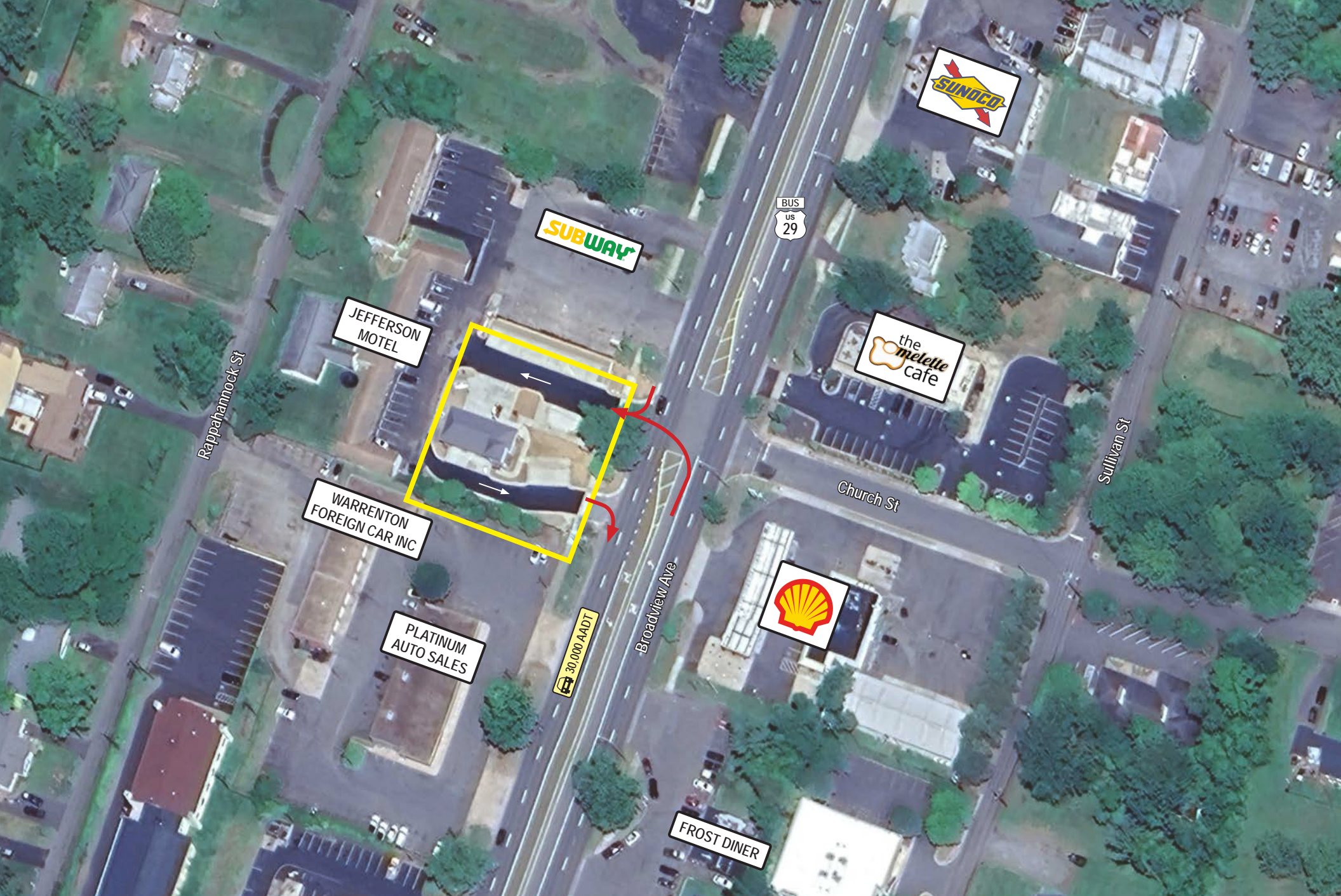
Now or Formerly:  
BAJRANG BALL, INC  
Document 857-449  
6984-06-4033

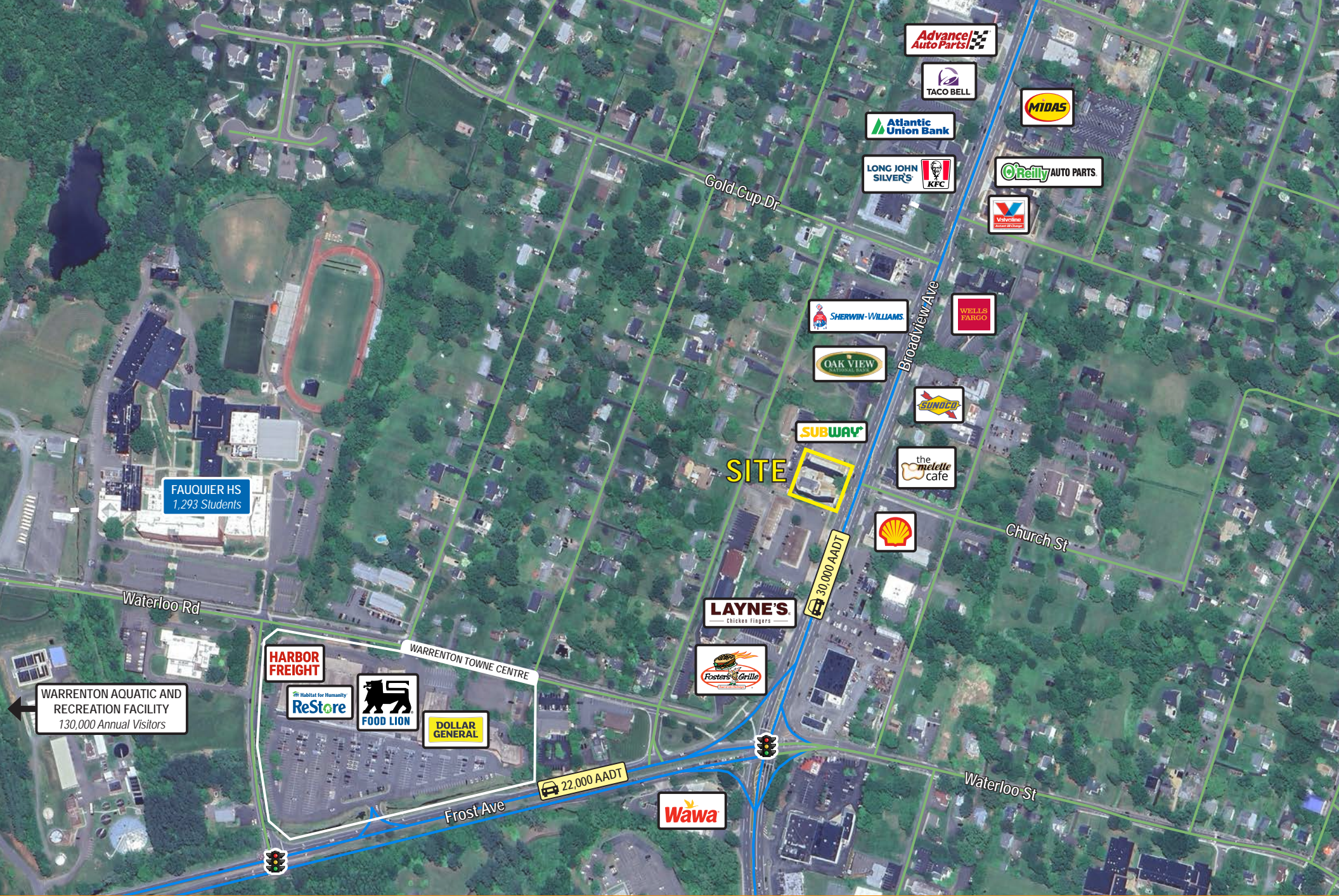
VESTED IN:  
DCTN3 553 WARRENTON VA, LLC  
Document 1739-2386  
6984-05-5933

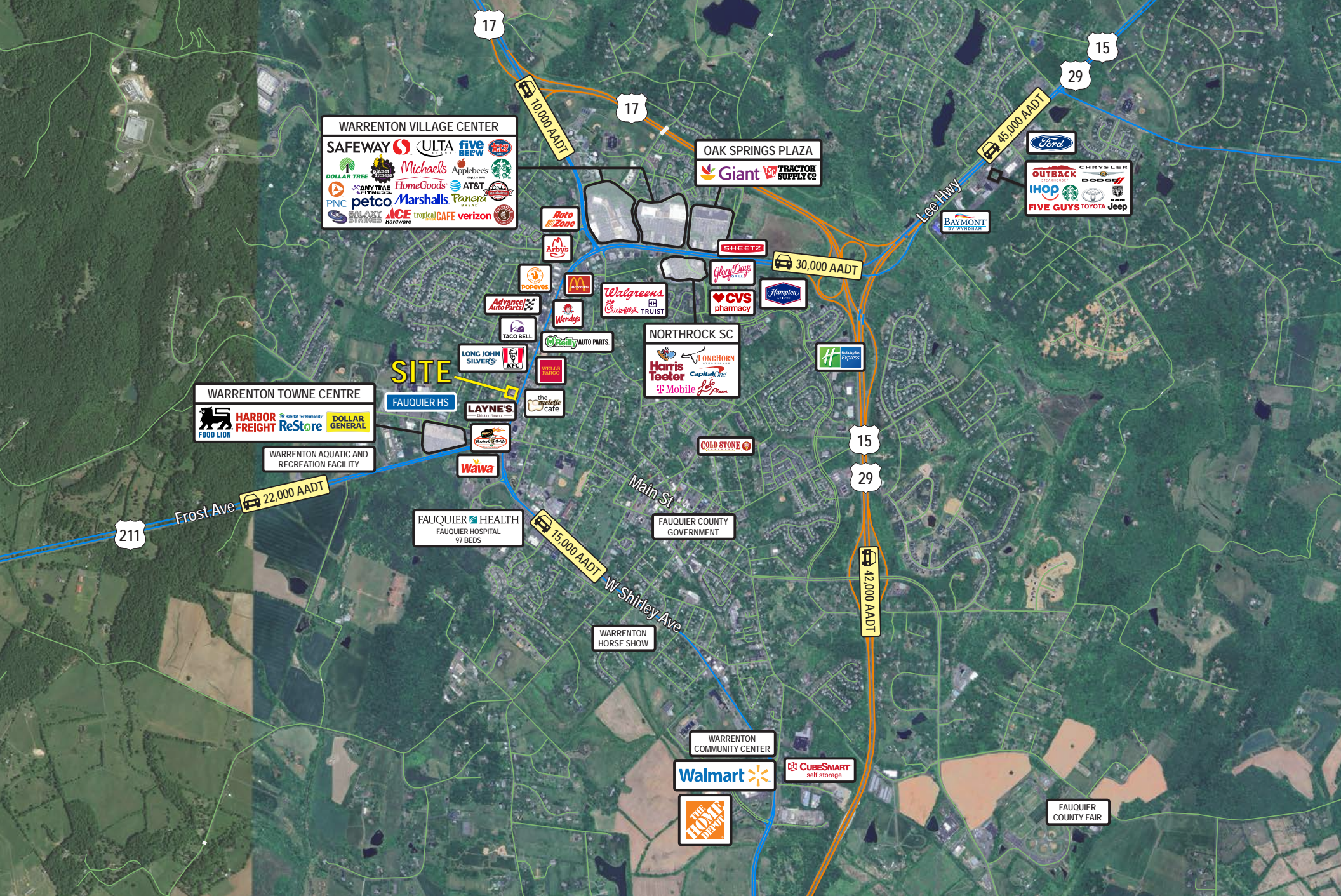
TOTAL LAND AREA:  
24,000 Square Feet  
0.551 Acres

Now or Formerly:  
WFC, LLC  
Document 1069-94  
6984-05-4861

**James Madison Highway**  
**Broadview Avenue**  
Public Right-of-Way - Asphalt Pavement







# Interested? Contact:

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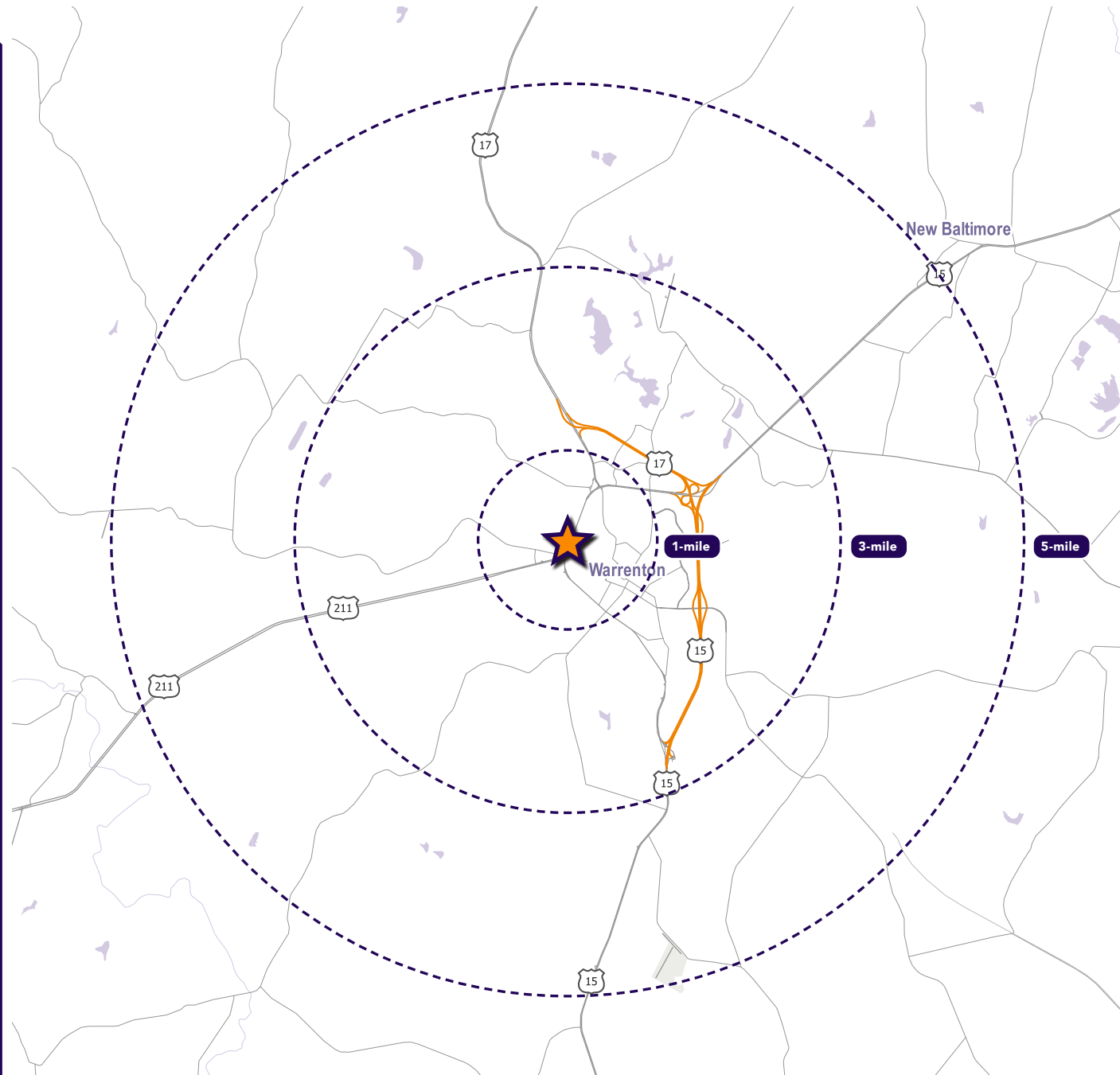
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