WARRENTON TOWNE CENTRE

613 FROST AVENUE, WARRENTON, VA 20186

Retail Space For Lease







PROJECT SIZE:

123,553 ± SF

AVAILABILITY:

15,922 SF

8,470 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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Leasing Plan

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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	Available	15,922
6	Food Lion	38,342
7	Available (Former CVS)	8,470
8	Dollar General	9,785
9	Playverse	5,789
10	The Dog Spa	1,391
11	Chinese Restaurant	1,114
12	Senior Helpers of Warrenton	1,320
13	Heartland Hospice	2,509
14A	Threading Hub N More	1,131
14B	Function First Therapy	1,264
14C	At lease	1,278
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
TRUIST
CHINA est. 2000
El Jaripeo Authentic Mexican Restaurant
DOLLAR GENERAL
HARBOR FREIGHT Quality Tools at Ridiculously Low Prices
the DOG SPA
Splendid Smiles DENTAL STUDIO
SENIOR Helpers Senior Care, Only Better.
The Open Box a bin store
Phoenix Nails

Location Map

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Warrenton Towne Centre is served by two public transit lines that enter the property.

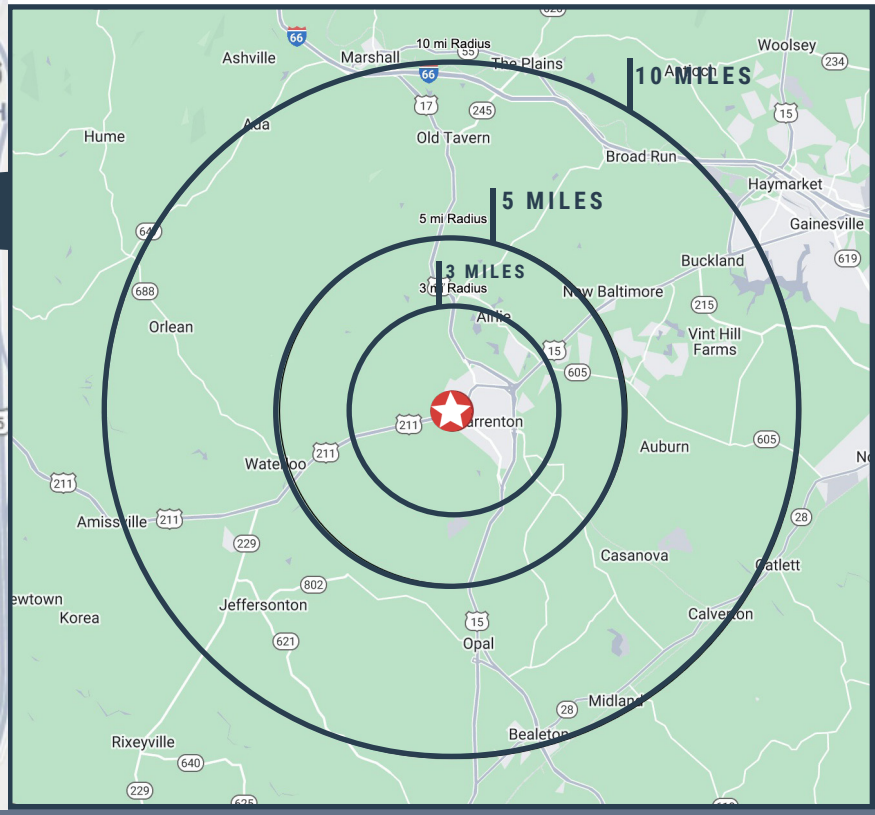
DEMOGRAPHICS

	POPULATION	AVG. INCOME
3 mile	17,219	$151,461
5 mile	24,245	$166,848
10 mile	61,828	$180,251

TRAFFIC COUNTS

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

CLICK FOR DEMOGRAPHIC REPORT



Competition Map

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