

# RAPPAPORT

**PIEDMONT SQUARE**  
Warrenton, Virginia

1,600 SF & 1,800 SF Spaces



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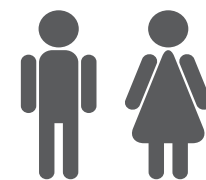
**PIEDMONT SQUARE**  
Warrenton, Virginia

1,600 SF & 1,800 SF Spaces Available

JOIN THIS GREAT  
MIX OF NATIONAL &  
REGIONAL RETAILERS



### STATISTICAL SNAPSHOT 10-MILE RADIUS, 2014 DEMOS



POPULATION  
**52,467**

AVG HH INCOME  
**\$126,372**



TRAFFIC COUNTS  
**45,000 VPD**  
(Route 29/Lee Highway)



DAYTIME POPULATION  
**19,732**



AREA RETAILERS  
**Chipotle, Panera, Walgreens,  
Chick-fil-A, The UPS Store,  
Papa John's, Dunkin Donuts,  
McDonald's, Red Hot & Blue**

### PIEDMONT SQUARE FACTS AT-A-GLANCE

- Neighborhood center on Route 29 in the heart of Warrenton
- Center cotenants include Dunkin Donuts, Papa John's Pizza and The UPS Store
- Prime location as part of the Route 29 retail corridor, across from Warrenton Village and Warrenton Center with national retailers including Petco, Panera, Starbucks & Chipotle
- Accessible from Lee Highway and Roebing Street
- Ample on-site parking

DEMOGRAPHICS (2014)	3 MILES	5 MILES	10 MILES
POPULATION	14,950	23,376	52,467
AVG HH INCOME	\$110,123	\$115,948	\$126,372
EMPLOYEES	10,537	12,674	19,732

#### SITE FACTS

**SPACE:** 1,600 SF & 1,800 SF

**TRAFFIC COUNTS:** 45,000 VPD Route 29

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