

# RAPPAPORT WARRENTON VILLAGE CENTER

Warrenton, Virginia

1,000-19,750 SF Available (divisible)



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## WARRENTON VILLAGE CENTER FACTS-AT-A-GLANCE

- Warrenton Village Center is a 330,414-square-foot community center comprised of two sections: Warrenton Center, anchored and Staples and Warrenton Village, anchored by Safe-way and Merchant Tire
- Strategically located at the intersection of West Lee Highway and Broadview Avenue offering excellent visibility with 29,000 vehicles driving by the site daily
- Boasts high average household incomes of \$107,022 (w/in 3 mi.)
- Co-tenants include Peebles, Firehouse Subs, Chipotle, Neibauer Dental and PNC Bank

DEMOGRAPHICS (2013)	1 MILE	3 MILES	5 MILES
POPULATION	15,205	23,773	32,791
AVG HH INCOME	\$107,022	\$113,341	\$118,024
EMPLOYEES	10,842	12,775	15,176





### WARRENTON CENTER

Space	Sq Ft.	Tenant Name
010	19,322	Rankin's True Value Hardware
020	2,801	Available
030/040	5,226	Trains, Etc.
050	2,380	Radio Shack/Kitronics
060	2,434	Nail Designs
080	1,307	Available
090	1,400	Warrenton Decors
100	2,100	Tropical Smoothie
110	2,100	PR Partners Hair Salon
120	4,000	Available
130	12,000	Jo-Ann Fabrics
160	1,000	Available
170	1,000	Edward Jones Investments
180A	6,613	Olympia Sports
180B	2,917	The Beanstalk
190	7,748	Rite Aid
200A	15,777	Petco
200B	15,000	Staples
210	3,375	Payless Shoe Source
220	2,185	Chipotle
230	1,000	Available
235	1,000	Northern Virginia Barber Shop
250	1,000	General Nutrition Center
260	1,000	Pizzarama
270	3,697	Shenandoah Eye Care
280	2,412	Firehouse Subs
290	4,655	El Agave
290A	1,000	Available
320	25,000	Peebles, Inc.
330	1,557	Little Caesars
340	2,080	Peebles, Inc.
350	2,400	Peebles, Inc.
360	6,500	Suntrust Bank
P370	4,400	Summit Community Bank
400	4,800	Panera Bread
410	19,750	Marshalls
420	4,110	Neibauer Dental Care, Inc'
440	2,077	Available
450	2,012	Shawn's Smokehouse BBQ
460	2,871	Verizon Wireless
480	2,926	Faang Thai
500	3,000	Red Zone Bar & Brill
510	2,474	Available
520	2,027	Mojitos & Tapas, LLC
530	2,200	AJ Cleaners
365		Gusto di Vita



### WARRENTON VILLAGE

Space	Sq . Ft.	Tenant Name	Space	Sq . Ft.	Tenant Name
020	57,876	Safeway	175	2,217	AT&T/Jungle Paging
030	5,000	VA ABC Package Store	190	2,500	Manhattan Pizza
040	10,705	Dollar Tree	200	2,083	Starbucks
100	4,760	NAPA of Warrenton	210	1,533	Sport Clips
120	3,000	Available	220	2 200	GameStop
130	2,000	Available	235	1,640	Sally Beauty Supply
140	8,500	(Halloween City)	240	3,660	Osaka Japanese
		Periodic Tenancy Agreement			Steak & Seafood
150	6,000	Merchant's Tire & Auto	25		PNC Bank
160	1,131	Top's China			