



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Be a part of redevelopment building in Warrenton, VA
- 9,000+ SF AVAILABLE - last remaining space!
- Warrenton Village Center is a 330,414 SF community shopping center
- Strategically located at the intersection of West Lee Highway and Broadview Avenue

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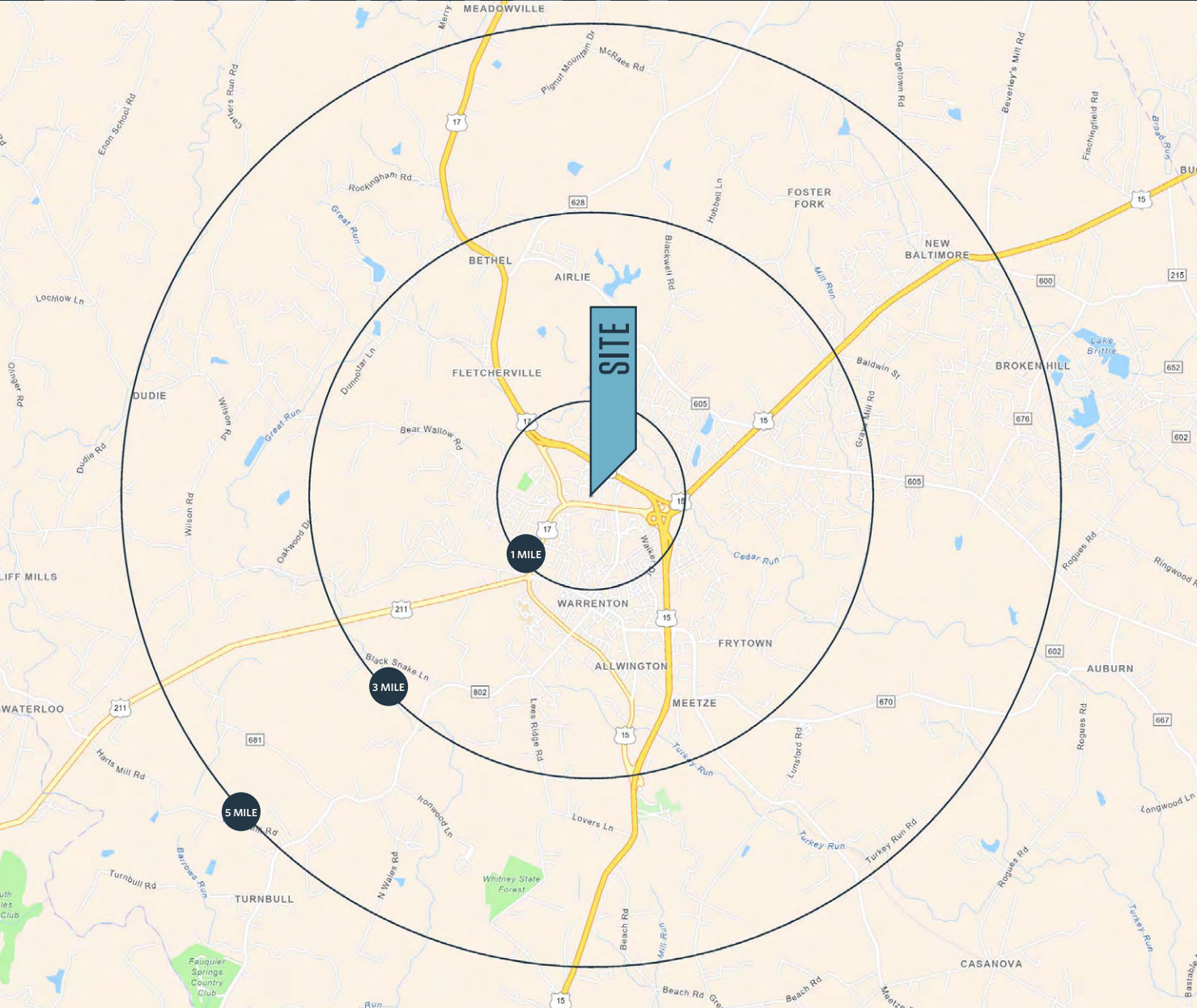
**CONNOR NOLAN**

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# LOCATION

# WARRENTON VILLAGE CENTER - REDEVELOPMENT

251 W LEE HWY, WARRENTON, VA 20186



## DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	5,630	17,886	26,283
Daytime Population	4,387	14,630	15,677
Households	2,309	6,667	9,758
Average HH Income	\$141,038	\$147,315	\$153,598

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

Lee Hwy 32,427 ADT

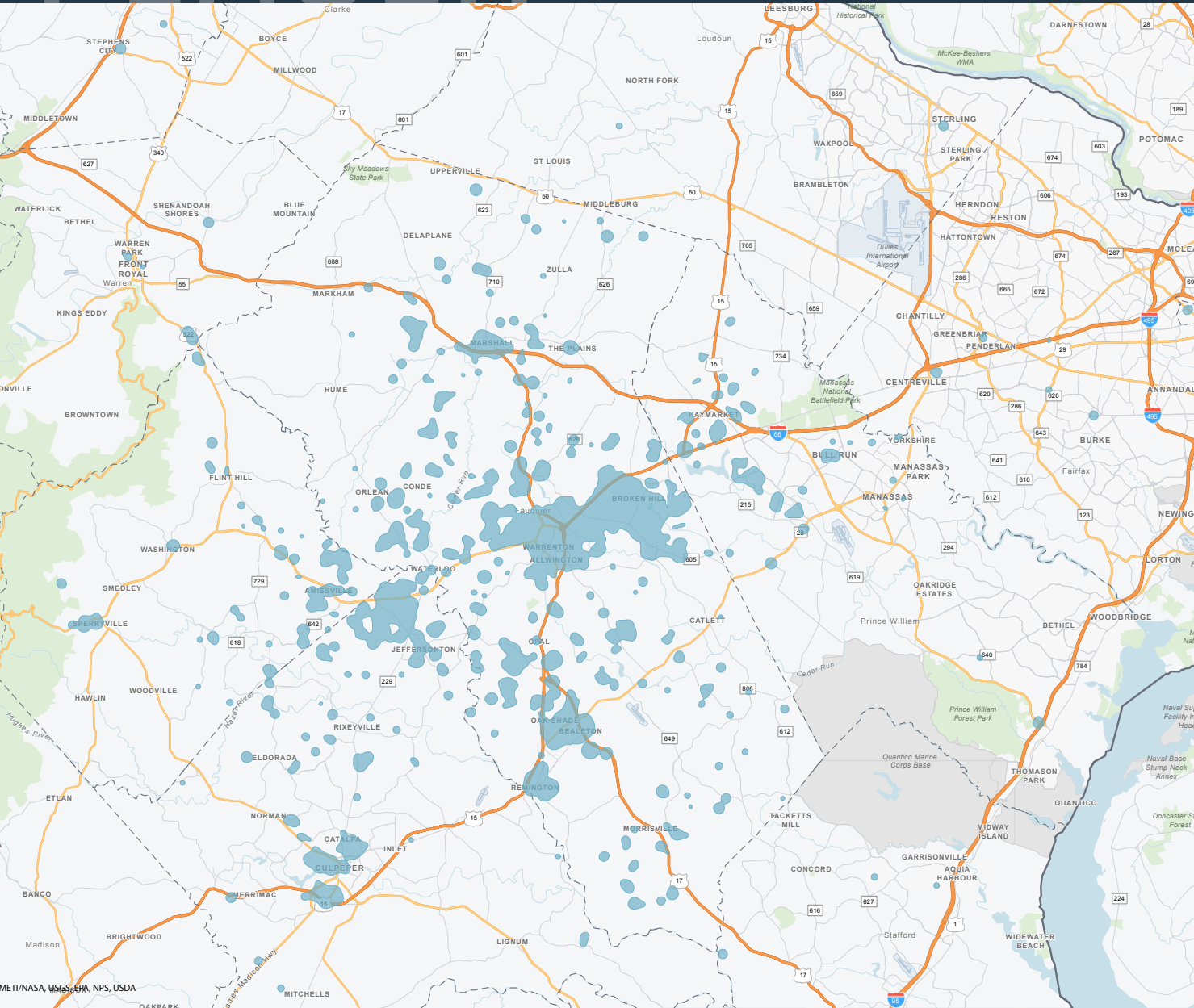
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## CUSTOMER PROFILES:

### BOOMING WITH CONFIDENCE:

Prosperous, established couples in their peak earning years living in suburban homes.

- Highly educated
- Affluent
- Upscale housing
- Savvy investors
- Tech apprentices
- Environmental philanthropists

**51-65**

HEAD OF HOUSEHOLD AGE

**\$125-150K**

HOUSEHOLD INCOME

**5+**

HOUSEHOLD SIZE

### FLOURISHING FAMILIES:

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles.

- Affluent
- Charitable contributors
- Athletic activities
- Saving for college
- High credit card use
- Family-oriented activities

**36-45**

HEAD OF HOUSEHOLD AGE

**\$125-150K**

HOUSEHOLD INCOME

**2**

HOUSEHOLD SIZE

### POWER ELITE:

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

- Wealthy
- Highly educated
- Politically conservative
- Well-invested
- Charitable giving
- Active and fit

**36-45**

HEAD OF HOUSEHOLD AGE

**\$250K+**

HOUSEHOLD INCOME

**2**

HOUSEHOLD SIZE



**37**  
MEDIAN AGE



**127,536**  
TOTAL POPULATION IN TRUE TRADE AREA



**\$250K+**  
AVERAGE HOUSEHOLD INCOME IN TRUE TRADE AREA

# MARKET

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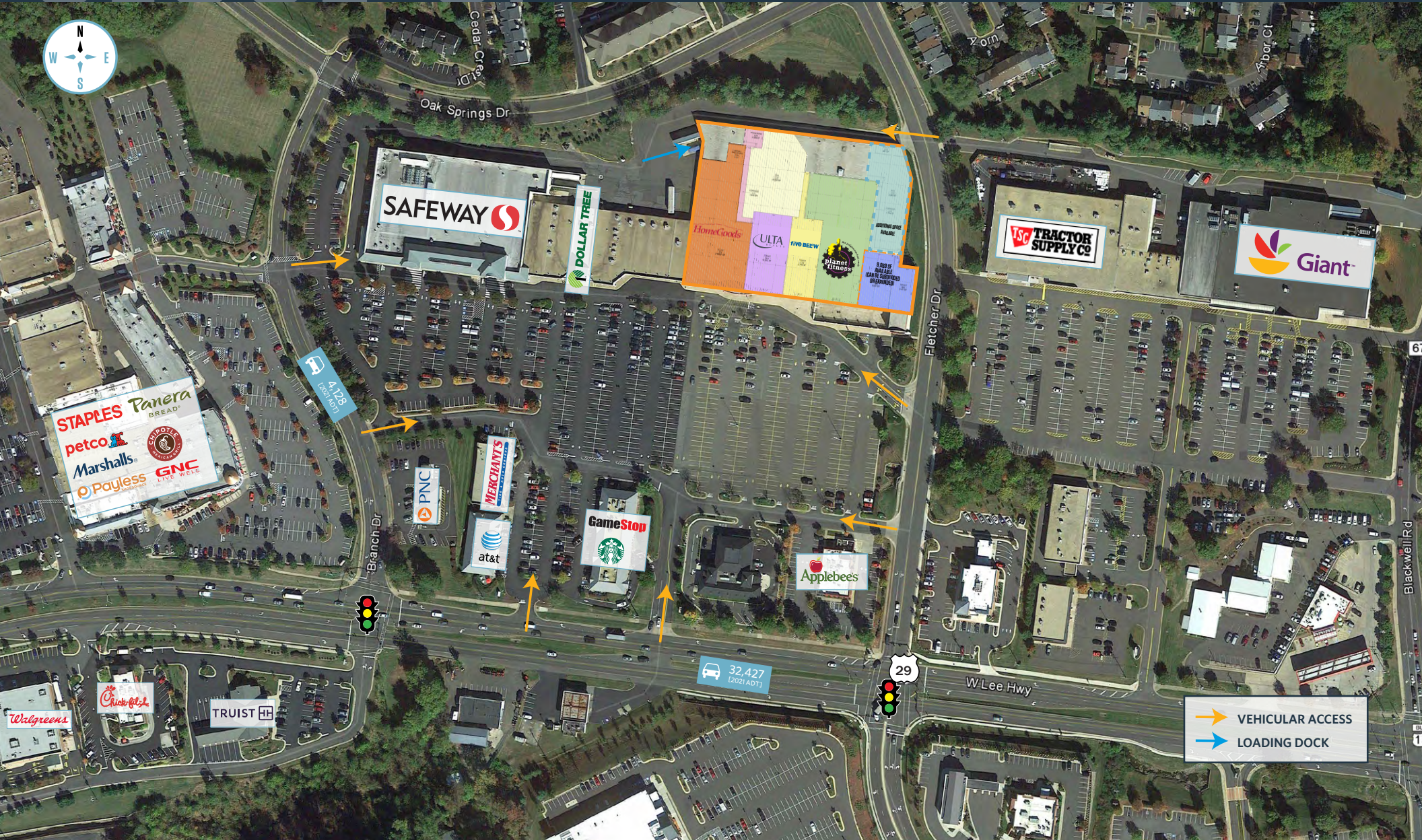
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# CLOSE-UP

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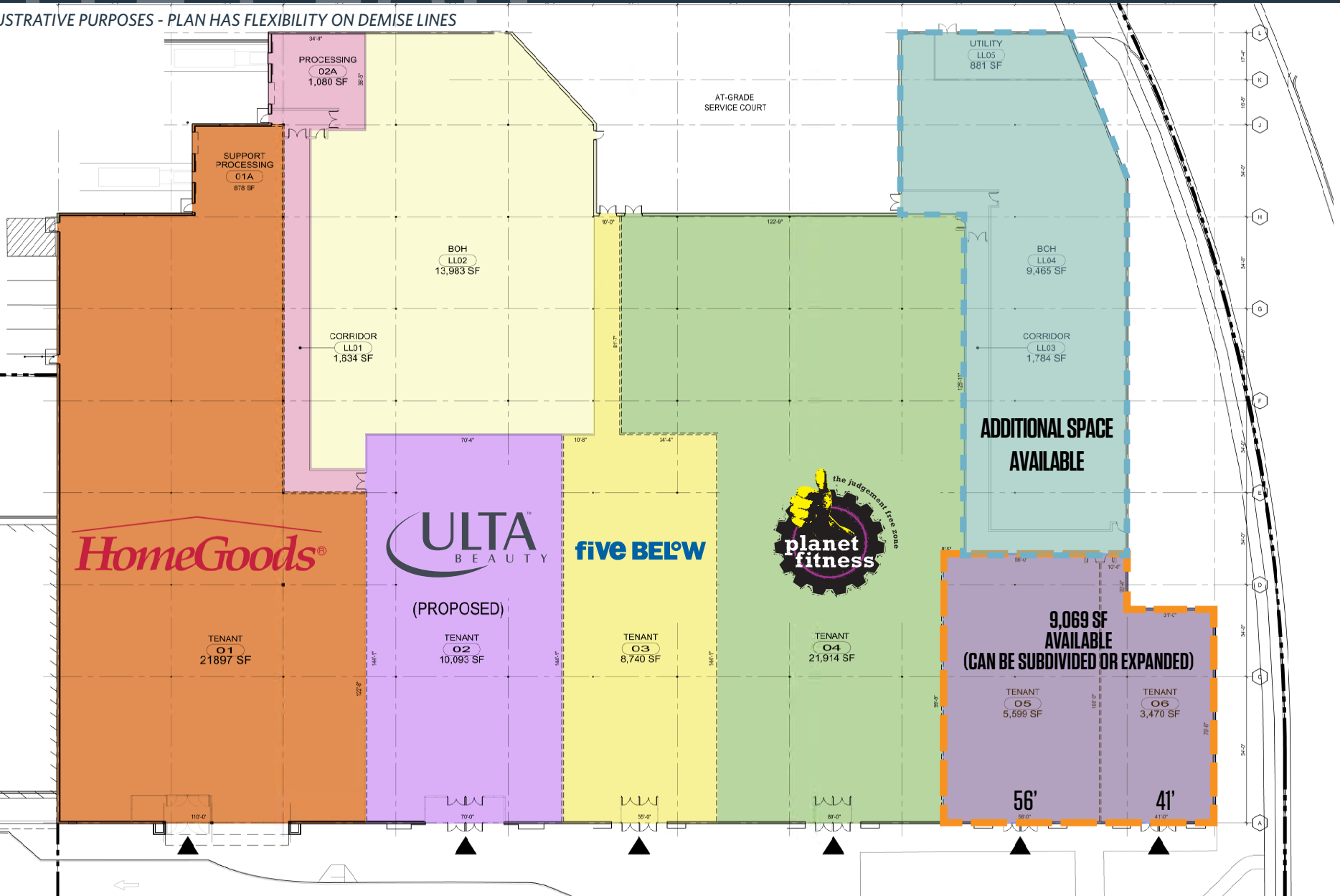


# SITE PLAN

## WARRENTON VILLAGE CENTER - REDEVELOPMENT

251 W LEE HWY, WARRENTON, VA 20186

FOR ILLUSTRATIVE PURPOSES - PLAN HAS FLEXIBILITY ON DEMISE LINES



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## FOR MORE INFORMATION, PLEASE CONTACT:

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