



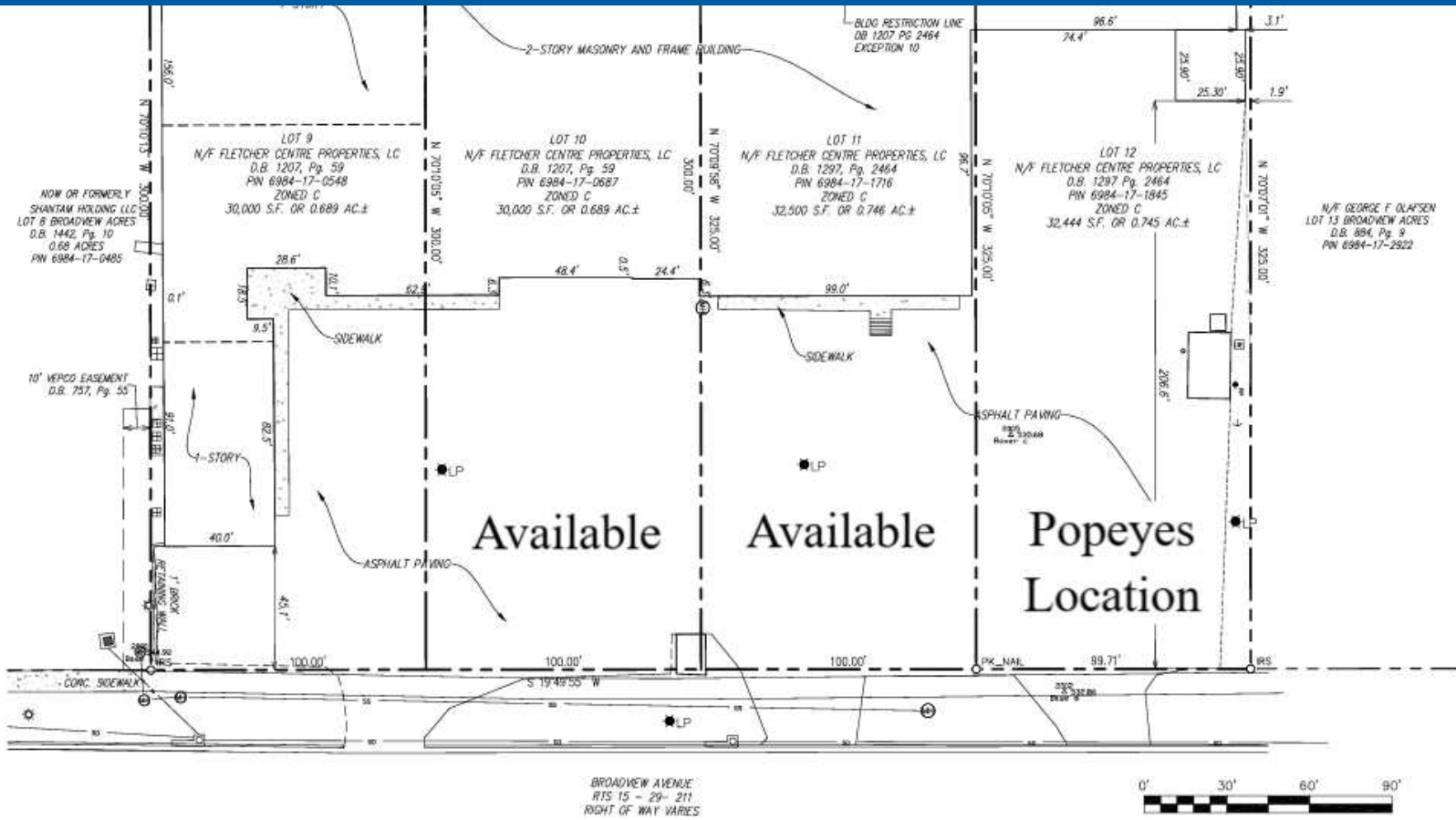
COMMERCIAL PAD SITES

260 BROADVIEW AVENUE, WARRENTON, VA 20186

OFFERED AT \$90,000.00 PER YEAR (GROUND)

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

Available Area: 30,000 - 50,000 SF. Current improvements will be razed for future pad sites.

PROPERTY HIGHLIGHTS

- Available Area: 30,000 - 50,000 SF
- Ground Lease or Build-To-Suit
- Current improvements will be razed for future pad sites.
- Zoned: C, Commercial
- Recent Activity: 2018 Popeyes Louisiana Kitchen opening; 20 year lease with options

OFFERING SUMMARY

Lease Rate:	\$90,000.00 per year (Ground)
Available SF:	30,000 SF
Lot Size:	0.689 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	458	1,373	2,880
Total Population	1,350	3,784	7,376
Average HH Income	\$101,103	\$99,721	\$96,848

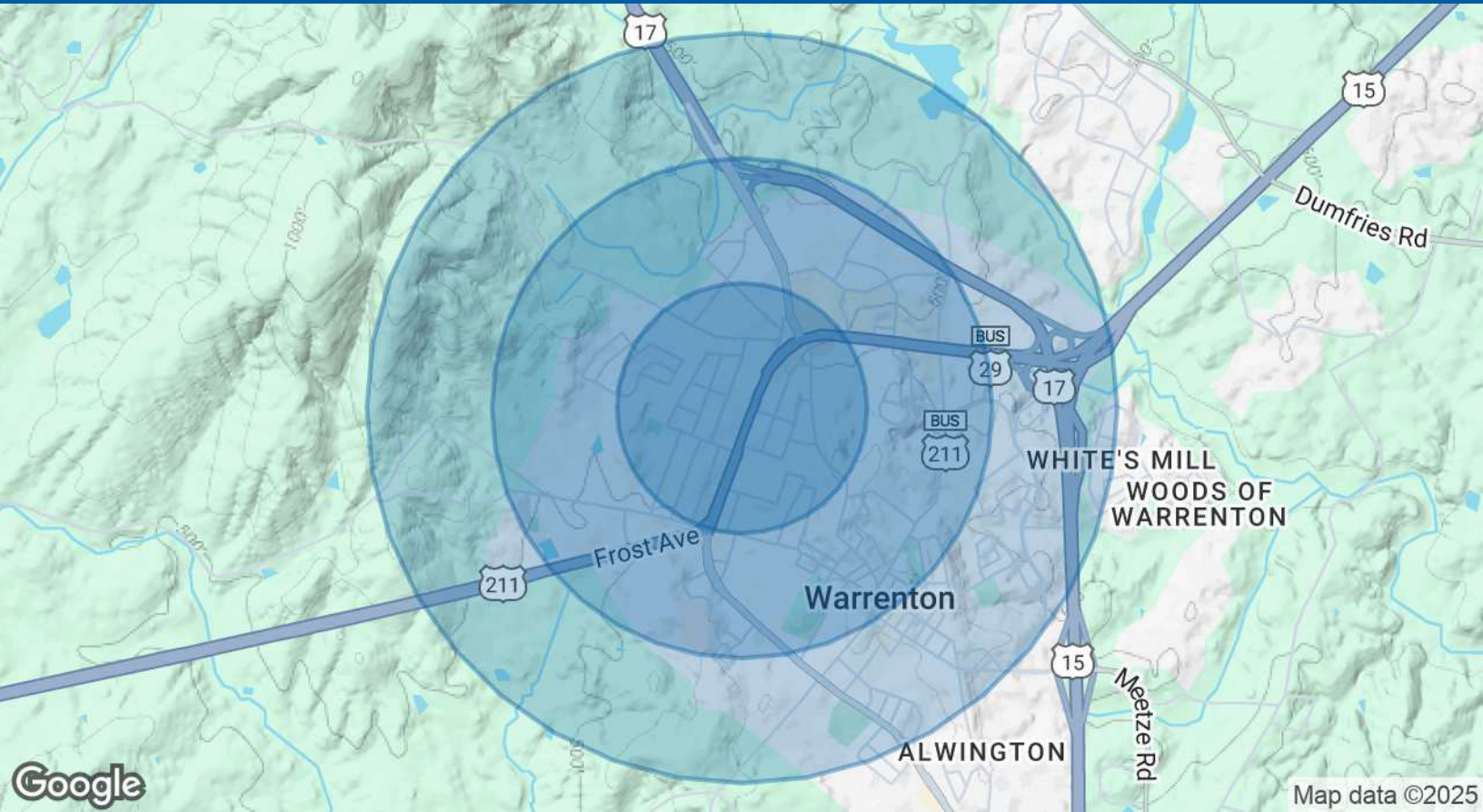


Google

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BILL CHIPMAN **CHRIS BERNARD**
President/Owner Senior Associate
540.347.2610 540.347.2610
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,350	3,784	7,376
Average Age	37.4	37.8	38.9
Average Age (Male)	38.6	37.1	37.4
Average Age (Female)	35.5	38.0	40.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	458	1,373	2,880
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$101,103	\$99,721	\$96,848
Average House Value	\$441,384	\$422,996	\$393,214

2020 American Community Survey (ACS)

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