



OFFICE / MIXED USE BUILDING

35 HORNER STREET, WARRENTON, VA 20186

OFFERED AT \$895,000

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FOR MORE INFORMATION





PROPERTY DESCRIPTION

This distinctive three-story historic building offers approximately 4,300 gross square feet with the added convenience of off-street parking—a genuine rarity in Old Town. Its flexible layout suits a range of strategies, whether you're an owner-user seeking a single-tenant location, an investor building a multi-tenant income stream, or a developer envisioning a mixed-use concept.

An unusually large parcel opens the door to additional building area for office space or apartments—a value-add opportunity that's almost impossible to find in this market. With Old Town apartment vacancy sitting below 5%, demand for well-positioned residential units continues to outpace supply, making expansion here more than just possible—it's compelling.

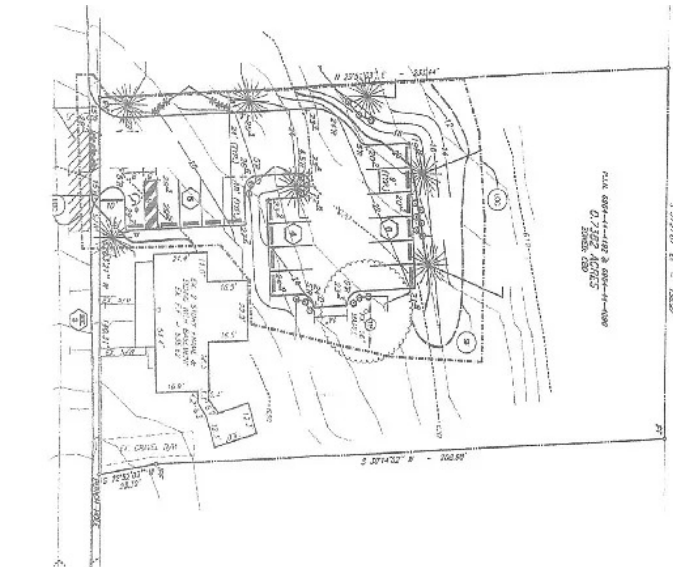
PROPERTY HIGHLIGHTS

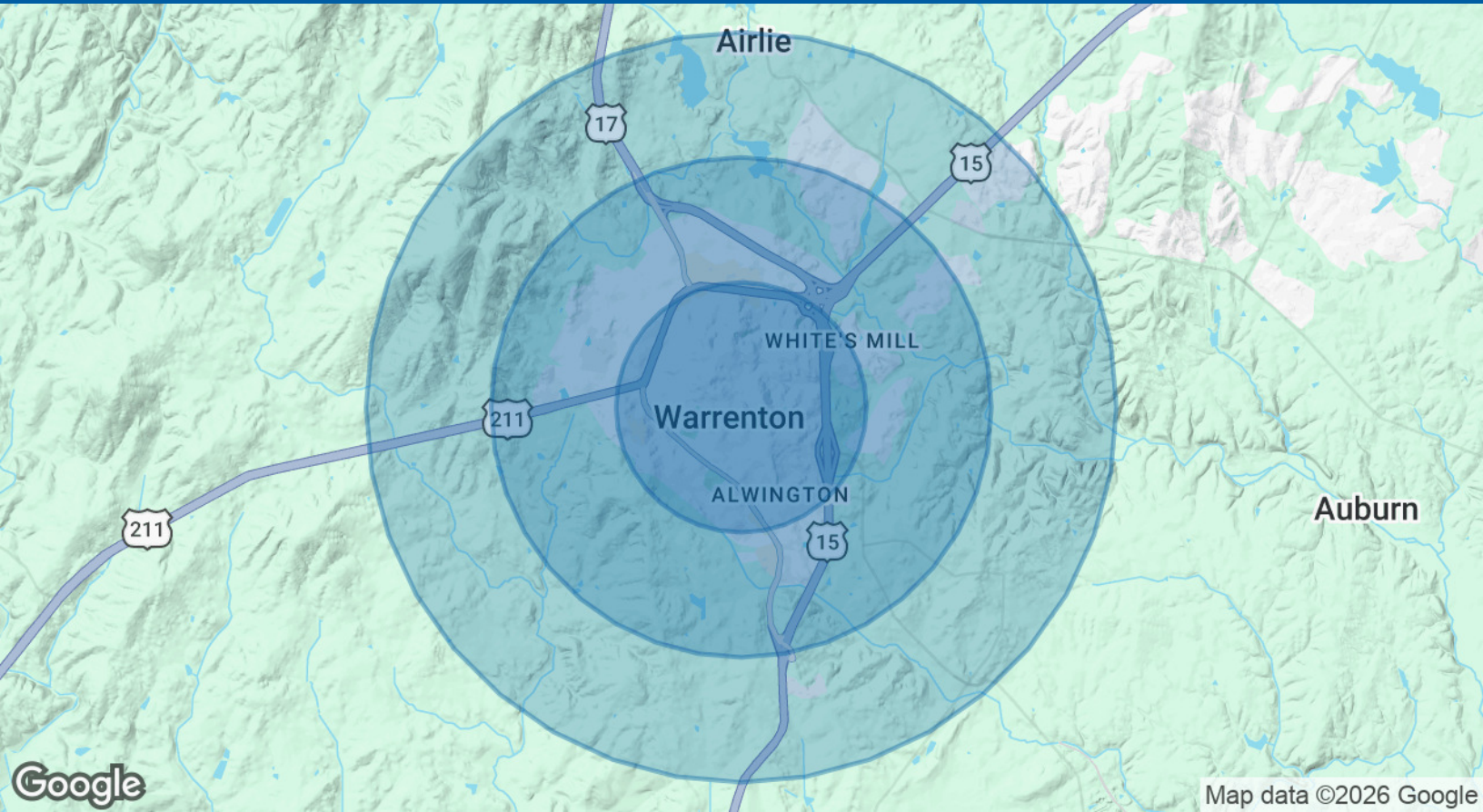
- Old Town Warrenton location
- Off Street Parking
- Excess Land for additional development
- Easy Access to all points of Old Town Warrenton

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.74 Acres
Building Size:	4,300 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,493	4,082	5,631
Total Population	6,408	10,896	15,061
Average HH Income	\$109,039	\$131,493	\$139,586





POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,408	10,896	15,061
Average Age	37.1	39.2	40.4
Average Age (Male)	34.5	37.6	38.7
Average Age (Female)	36.3	39.3	40.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,493	4,082	5,631
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$109,039	\$131,493	\$139,586
Average House Value	\$473,034	\$503,017	\$519,102

2023 American Community Survey (ACS)

