

WARRENTON VILLAGE CENTER

FOR LEASE

139-189 WEST LEE HIGHWAY, WARRENTON, VA 20186




LOCATION DESCRIPTION

Conveniently located at the intersection of West Lee Highway & Broadview Avenue

PROPERTY HIGHLIGHTS

- 1,000 - 14,404 SF RETAIL SPACES FOR LEASE
- 2,474 & 4,231 SF 2ND GEN RESTAURANT SPACES FOR LEASE
- 13,740 SF PAD SITE FOR LEASE
- Warrenton Village Center is a 332,955 SF community center comprised of two sections
- Strong tenant mix of national and local retailers and restaurants
- Strong demographics with an average household income of over \$156,000 within five miles



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,808	19,630	29,766
Daytime Population	6,922	24,708	31,667
Average HH Income	\$131,401	\$146,510	\$160,292



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SUITE	TENANT NAME	SPACE SIZE
10	Costello's Ace Hardware	19,322 SF
20/30	Available	4,231 SF
40/50	Anytime Fitness	6,400 SF
60	Available	2,434 SF
80	Available	1,307 SF
90	TK Nails	1,400 SF
100	Tropical Smoothie	2,100 SF
110	PR Partners Hair Salon	2,100 SF
120	Pool Blue	4,016 SF
130	Available	12,000 SF
160	Nova Hemp	1,000 SF
170	Edward Jones Investments	1,000 SF
180B	The Game Store	2,917 SF
180A	Available	6,656 SF
190	Available	7,748 SF
200A	Petco	15,777 SF
200B	Staples	15,000 SF
210	Available	3,375 SF
235	Northern VA Barber Shop	1,000 SF

SUITE	TENANT NAME	SPACE SIZE
237	American Threading	1,000 SF
243	Chipotle	2,185 SF
250	Quickway	1,000 SF
260	Goodfellas Pizza	1,000 SF
270	MyEyeDr	3,697 SF
280	Firehouse Subs	2,412 SF
290	El Agave	3,655 SF
290A	Available	1,000 SF
320	Galaxy Strikes Bowling	25,000 SF
330	Little Caesars	1,557 SF
340	Available	2,080 SF
350	Available	2,400 SF
400	Panera Bread	4,800 SF
410	Marshalls	21,970 SF
420	Neibauer Dental Care	4,110 SF
440	Balance Physical Therapy	2,077 SF
189	Chicken 4 U	2,012 SF
460	Verizon Wireless	2,871 SF
480	Faang Thai	2,926 SF

SUITE	TENANT NAME	SPACE SIZE
500	Red Zone Bar & Grill	3,000 SF
510	Available	2,474 SF
520	Taj Palace Indian Cuisine	2,027 SF
530	AJ Cleaners	2,200 SF
20	Safeway	57,876 SF
030	VA ABC Package Store	5,000 SF
040	Dollar Tree	10,705 SF
100	Bath & Body Works	4,760 SF
120	Michaels	15,162 SF
150	Merchant's Tire & Auto	6,000 SF
160	Top's China	1,131 SF
180	AT&T/Jungle Paging	2,217 SF
190	Manhattan Pizza	2,500 SF
200	Starbucks	2,083 SF
210	Sport Clips	1,480 SF
220	Nash & Smash	2,200 SF
235	Jersey Mike's	1,640 SF
240	Osaka Japanese Steak & Seafood	3,660 SF
25	PNC BANK PAD	0 SF



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