



ROSENTHAL

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WARRENTON VILLAGE CENTER

139 - 189 & 251 West Lee Highway, Warrenton, Virginia



PROPERTY FEATURES:

- 1,000 - 14,404 SF RETAIL SPACES FOR LEASE
- 6,500 SF FORMER BANK PAD FOR LEASE
- 13,740 SF PAD SITE FOR LEASE
- Warrenton Village Center is a 332,955 SF community center comprised of two sections
- Conveniently located at the intersection of West Lee Highway & Broadview Avenue
- Excellent visibility to over 30,000 cars per day
- Strong tenant mix of national and local retailers and restaurants
- Ample parking and excellent access points
- Strong demographics with an average household income of over \$133,000 within five miles

Drive times to Warrenton Village/Center from:

Gainesville:	17 min	Marshall:	17 min
Haymarket:	18 min	Middleburg:	29 min
Nokesville:	23 min	Culpeper:	32 min
Bealeton:	16 min	Sperryville:	36 min
The Plains:	19 min	Front Royal:	41 min



CONTACT

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WARRENTON CENTER

UNIT/SUITE #	SQ FT	TENANT
010 / 700	19,322	Costello's Ace Hardware
020 / 030	4,231	Fat Tuesday's
040 / 050	6,400	Anytime Fitness
060 / 687	2,434	AVAILABLE
080 / 683	1,307	AVAILABLE
090 / 681	1,400	AVAILABLE 3/1/2023
100 / 679	2,100	Tropical Smoothie
110 / 673	2,100	PR Partners Hair Salon
120 / 669	4,016	Clean Water Pools
130 / 659	12,000	Jo-Ann Fabrics
160 / 649	1,000	Happy Living CBD
170 / 647	1,000	Edward Jones Investments
180A / 643	6,656	AVAILABLE
180B / 655	2,917	The Game Store
190 / 641	7,748	AVAILABLE
200A / 617	15,777	Petco
200B / 615	15,000	Staples
210 / 613	3,375	AVAILABLE
220 / 243	2,185	Chipotle
230 / 237	1,000	State Farm
235 / 235	1,000	Northern VA Barber Shop
250 / 233	1,000	AVAILABLE
260 / 231	1,000	Goodfellas Pizza
270 / 632	3,697	MyEyeDr
280 / 634	2,412	Firehouse Subs

UNIT/SUITE #	SQ FT	TENANT
290 / 640	3,655	El Agave
290A / 644	1,000	AVAILABLE
320 / 650	25,000	Galaxy Strikes Bowling
330 / 668	1,557	Little Caesars
340 / 654	2,080	AVAILABLE
350 / 652	2,400	AVAILABLE
360 / 680	6,500	AVAILABLE
P370 / 730	4,400	Summit Community Bank
400 / 227	4,800	Panera Bread
410	21,970	Marshall's
420 / 197	4,110	Neibauer Dental Care
440 / 193	2,077	AVAILABLE
450 / 189	2,012	Shawn's BBQ
460 / 185	2,871	Verizon Wireless
480 / 177	2,926	Faang Thai
500 / 167	3,000	Red Zone Bar & Grill
510 / 163	2,474	AVAILABLE
520 / 157	2,027	Taj Palace Indian Cuisine
530 / 153	2,200	AJ Cleaners

WARRENTON VILLAGE

UNIT/SUITE #	SQ FT	TENANT
020 / 189	57,876	Safeway
030 / 175	5,000	VA ABC Package Store
040 / 171	10,705	Dollar Tree
100 / 151	4,760	NAPA of Warrenton
120 / 147	3,040	Lease Pending
130 / 145	2,020	Lease Pending
140 / 143	8,550	Lease Pending
150 / 187	6,000	Merchant's Tire & Auto
160 / 185	1,131	Top's China
180 / 183	2,217	AT&T/Jungle Paging
190 / 177	2,500	Manhattan Pizza
200 / 127	2,083	Starbucks
210 / 131	1,480	Sport Clips
220 / 133	2,200	GameStop
235 / 135	1,640	Jersey Mike's
240 / 139	3,660	Osaka Japanese Steak & Seafood
25 / 615	PAD	PNC Bank

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