

WARRENTON VILLAGE CENTER

FOR LEASE

139-189 WEST LEE HIGHWAY, WARRENTON, VA 20186

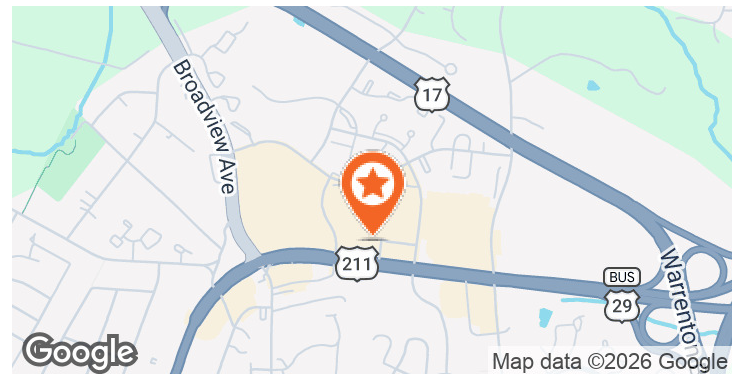



LOCATION DESCRIPTION

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



NORA FOLEY

nora.foley@tscg.com
703.893.4733

NICOLA CARLETON

nicola.carleton@tscg.com
703.893.1007

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SUITE	TENANT NAME	SPACE SIZE
010/700	Costello's Ace Hardware	19,322 SF
020/030	Available	4,231 SF
040/050	Anytime Fitness	6,400 SF
060/687	Available	2,434 SF
080/683	Available	1,307 SF
090/681	TK Nails	1,400 SF
100/679	Tropical Smoothie	2,100 SF
110/673	PR Partners Hair Salon	2,100 SF
120/669	Pool Blue	4,016 SF
130/659	Available	12,000 SF
160/649	Nova Hemp	1,000 SF
170/647	Edward Jones Investments	1,000 SF
180B/655	The Game Store	2,917 SF
180A/643	Available	6,656 SF
190/641	Available	7,748 SF
200A/617	Petco	15,777 SF
200B/615	Staples	15,000 SF
210/613	Available	3,375 SF
220/243	Chipotle	2,185 SF

SUITE	TENANT NAME	SPACE SIZE
230/237	American Threading	1,000 SF
235/235	Northern VA Barber Shop	1,000 SF
250/233	Quickway	1,000 SF
260/231	Goodfellas Pizza	1,000 SF
270/632	MyEyeDr	3,697 SF
280/634	Firehouse Subs	2,412 SF
290/640	El Agave	3,655 SF
290A/644	Available	1,000 SF
320/650	Galaxy Strikes Bowling	25,000 SF
330/668	Little Caesars	1,557 SF
340/654	Available	2,080 SF
350/652	Available	2,400 SF
400/227	Panera Bread	4,800 SF
410	Marshall's	21,970 SF
420/197	Neibauer Dental Care	4,110 SF
440/193	Balance Physical Therapy	2,077 SF
450/189	Chicken 4 U	2,012 SF
460/185	Verizon Wireless	2,871 SF
480/177	Faang Thai	2,926 SF

SUITE	TENANT NAME	SPACE SIZE
500/167	Red Zone Bar & Grill	3,000 SF
510/163	Available	2,474 SF
520/157	Taj Palace Indian Cuisine	2,027 SF
530/153	AJ Cleaners	2,200 SF
020/189	Safeway	57,876 SF
030/175	VA ABC Package Store	5,000 SF
040/171	Dollar Tree	10,705 SF
100/151	Bath & Body Works	4,760 SF
120-40/147	Michaels	15,162 SF
150/187	Merchant's Tire & Auto	6,000 SF
160/185	Top's China	1,131 SF
180/183	AT&T/Jungle Paging	2,217 SF
190/177	Manhattan Pizza	2,500 SF
200/127	Starbucks	2,083 SF
210/131	Sport Clips	1,480 SF
220/133	Nash & Smash	2,200 SF
235/135	Jersey Mike's	1,640 SF
240/139	Osaka Japanese Steak & Seafood	3,660 SF
25/615	PNC BANK PAD	0 SF



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