

# Waterloo Shopping Center

350 Waterloo Street, Warrenton, VA 20186

**LONG & FOSTER**<sup>®</sup>  
COMMERCIAL DIVISION

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**TCN**   
WORLDWIDE  
REAL ESTATE SERVICES

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## OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 4.81 Acres

Building Size: Approx. 45,300

## PROPERTY OVERVIEW

Prime Value Add Retail Center located at intersection of two main roads--most tenants been located at center for over 15 years. Diverse tenant mix restaurants, shops and salons.

## PROPERTY HIGHLIGHTS

- Prime well-established retail center at intersection of two main commercial thoroughfares just a few blocks from Historic downtown Warrenton
- Value-add retail center investment opportunity with below market rents
- Large land area- almost 5 acres – potential mixed-use redevelopment
- Diverse tenant mix: restaurants, shops and salons.
- Majority of tenants located at center for more than 15 years.
- Located across the street from Fauquier Health: an approx.. 100-bed acute care hospital
- Many other retailers in the area including Food Lion.
- Warrenton Middle School and High School just a few blocks away.

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Map data ©2021

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**Left Image:**

Front Corner Pad Site

**Left Bottom Image:**

Frontage along Rt 17

**Right Bottom Image:**

Frontage along Rt 17

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