

JMU
22,879 STUDENTS

HARRISONBURG CROSSING
Walmart Burlington
THE HOME DEPOT BARNES & NOBLE Michaels
BEST BUY FIRST WATCH ROSS DRESS FOR LESS petco Staples
LONGHORN STEAKHOUSE Olive Garden
TRONCA Krays Krays

58,000 VPD

53,000 VPD

30,000 VPD

54,000 VPD

SPOTSWOOD SQUARE
Kroger Starbucks Firestone TJ-maxx
planet fitness

VALLEY MALL
Target JC Penney belk DICK'S SPORTING GOODS

SKYLINE VILLAGE
KOHLS MARTIN'S
ABC Red Lobster BURGER KING
cicis

SITE

1.67 ACRES AVAILABLE

HARRISONBURG OUTPARCEL
EAST MARKET ST & COUNTRY CLUB LN
HARRISONBURG, VA 22802

CUSHMAN & WAKEFIELD

THALHIMER

HARRISONBURG OUTPARCEL

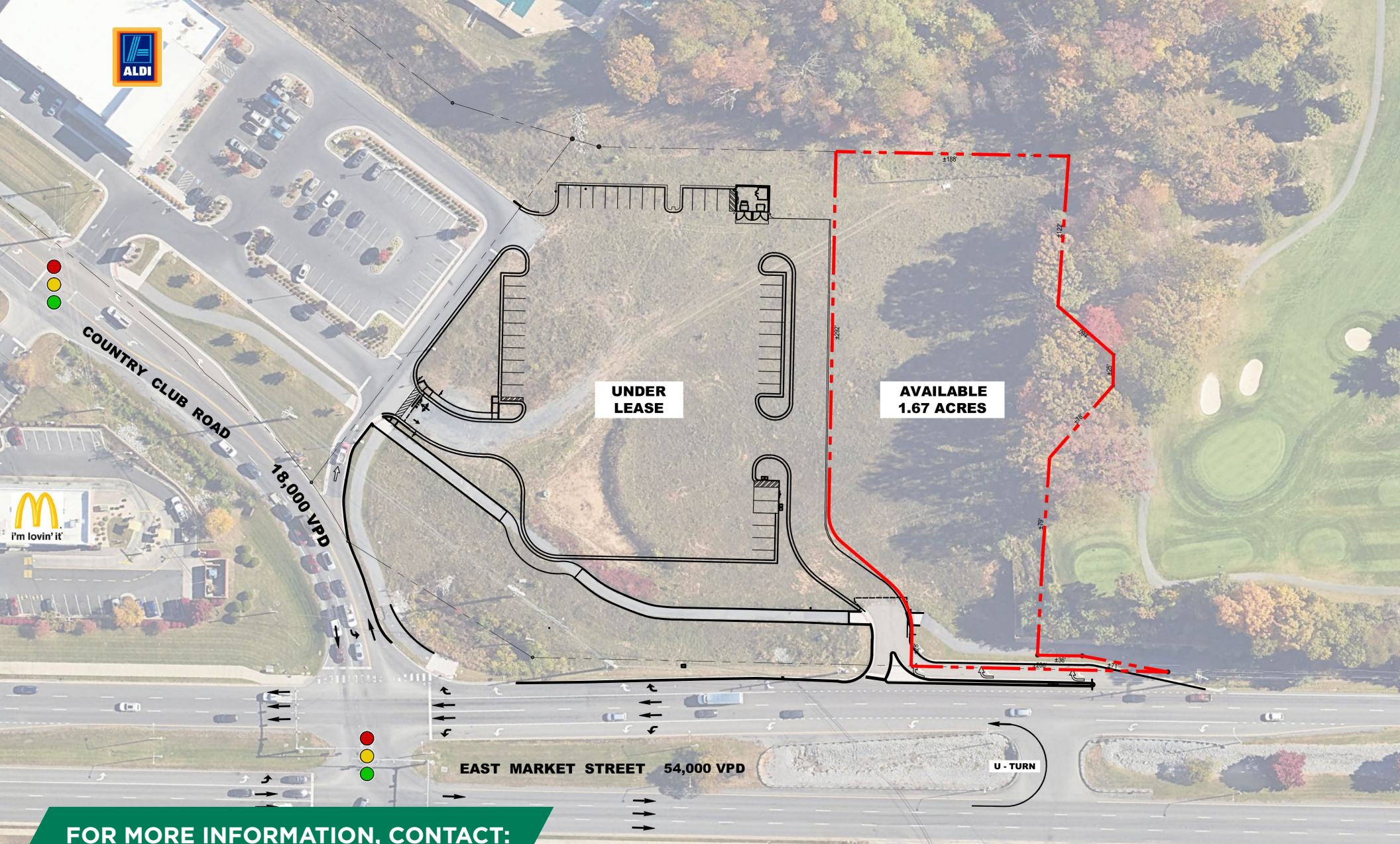
Property Features

- 1.67 ACRES AVAILABLE
- Located next to new Aldi Grocery Store and across from Target, Kohls, Martins and Valley Mall (JC Penney, Belk, Old Navy, Dicks).
- Close proximity to James Madison University
- Signalized intersection
- 54,000 VPD - E. Market Street
- 18,000 VPD - Country Club Road
- Please call for pricing



Neighborhood Demographics

	TOTAL POPULATION	DAYTIME POPULATION	MEDIAN HH INCOME	SOME COLLEGE & ABOVE
1 MILE	4,694	13,475	\$53,447	63.9%
3 MILES	52,827	63,011	\$62,816	61.2%
5 MILES	73,699	87,632	\$64,958	60.2%



**UNDER
LEASE**

**AVAILABLE
1.67 ACRES**

COUNTRY CLUB ROAD

18,000 VPD

EAST MARKET STREET 54,000 VPD

U - TURN

FOR MORE INFORMATION, CONTACT:

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