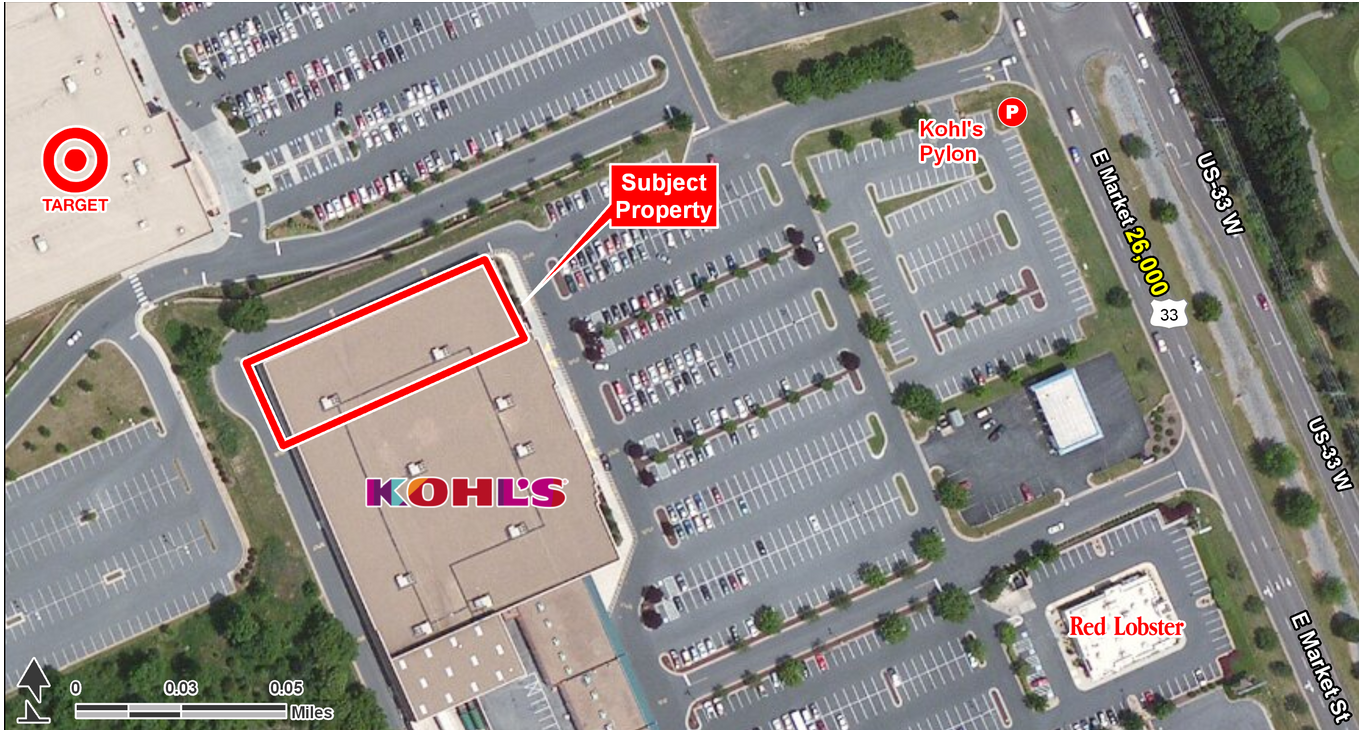


# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Harrisonburg, VA 22801 | 2035 E Market Street | E Market St & Evelyn Byrd Ave | #0736



AVAILABLE SF:  
23,900 SF

FRONTAGE:  
APPROX 97' 2"

ZONING:  
GENERAL BUSINESS

RATES:  
CALL FOR DETAILS

## AREA ANCHORS



- 23,900 SF of Jr. Anchor space available next to Kohl's
- Located along dominant regional retail corridor of Harrisonburg along highly traveled East Market Street/Route 33
- Center benefits from multiple points of ingress and egress
- Walking distance to James Madison University with 20,836 students and one mile to Interstate 81

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 Population Density	5,071	53,415	70,256	E Market Street	26,000 AADT
2018 Daytime Population	12,509	43,610	57,418	I-81	58,000 AADT
2018 Average HH Income	57,387	61,113	63,075		
2018 Median HH Income	33,098	40,558	43,794		



**FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):**  
**KAREN MIKULSKI** • karen.mikulski@tscg.com • 757.722.2500  
**CHRISTINA MAYHUGH** • christina.mayhugh@tscg.com • 804.673.1100

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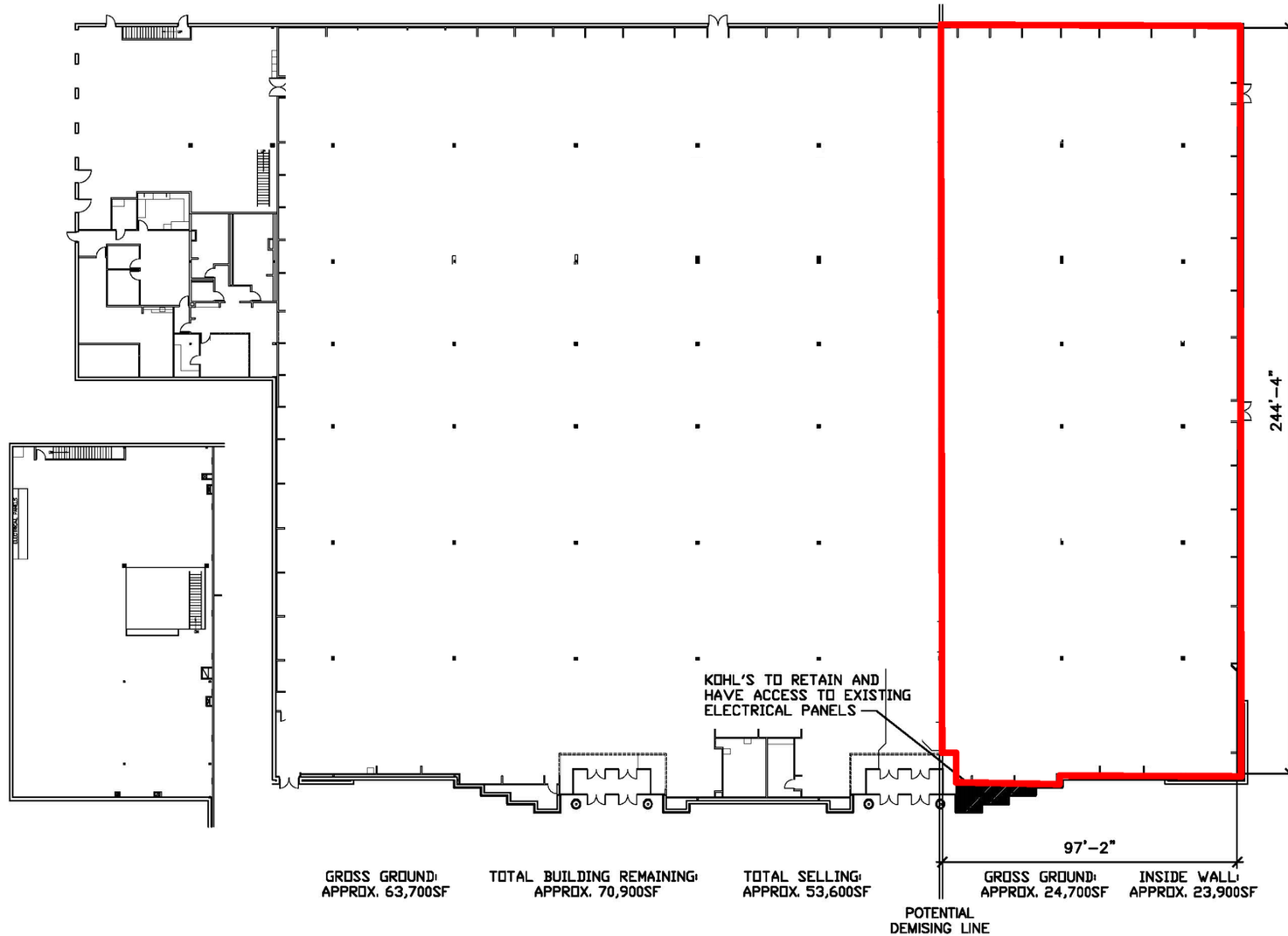
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#10736 Harrisonburg, VA  
Updated: 12/6/17



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