

RESTAURANT READY 865 PORT REPUBLIC RD HARRISONBURG, VA



QUICK GLANCE

ADDRESS	865 Port Republic Rd. Harrisonburg, VA
ACCESS	Port Republic Devon
CROSSOVER	Signalized
PRIMARY RD	Port Republic
TRAFFIC COUNT	24,000AADT
SECONDARY RD	Devon Lane
SIGNAGE	Freestanding, Wall
PARKING	80 Stalls
AVAILABLE :	2,600SF
RATE	NEG.
CAM	\$4.11

IN A SENTENCE

2,600sf restaurant ready end cap located in a high density mixed use project on the heavily traveled Port Republic Road and surrounded by student housing on all sides.

NEIGHBORS

- Peace, Love, and Little Donuts
- Subway
- Corgan's Public House
- Greens & Grains
- James Madison University
- Student Housing (10,000 Beds)

FLOOR PLAN

Dimensions shown in the floor plan:

- 2,468 SQ FT
- 2,203 SQ FT
- 3,087 SQ FT
- 687 SQ FT

AERIAL OVERVIEW

INTERSTATE & JMU PROXIMITY

CONNECTED TO THE INTERSTATE AT EXIT 245. IT IS LESS THAN ¼ MILE TO BOTH I-81 & JMU'S MAIN CAMPUS

DENSE STUDENT HOUSING

STONE PORT WILL HAVE A DIRECT CONNECTION TO MORE THAN 10,000 BEDS OF STUDENT HOUSING (AND GROWING) WITHIN 2 MILES.



TRAFFIC COUNTS

INTERSTATE 81	56,000 ADT
PORT REPUBLIC ROAD	24,000 ADT
NEFF AVENUE	12,000 ADT

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2010 Total Population	15,456	51,463	66,280
2015 Total Population	16,673	55,198	70,663
2020 Total Population	17,941	59,014	75,167
2015-2020 Annual Rate	1.48%	1.35%	1.24%



FOR MORE INFORMATION:
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