

QUICK GLANCE

ADDRESS 865 Port Republic Rd. Harrisonburg, VA

Port Republic | Devon **ACCESS** Signalized **CROSSOVER** PRIMARY RD Port Republic

TRAFFIC COUNT 24,000AADT SECONDARY RD Devon Lane

SIGNAGE Freestanding, Wall

PARKING 80 Stalls

AVAILABLE: 2,600SF

RATE NEG. \$4.11 CAM

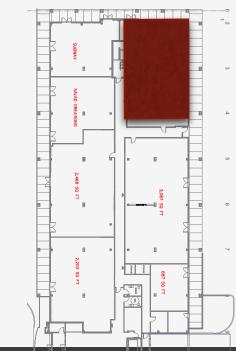
IN A SENTENCE

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

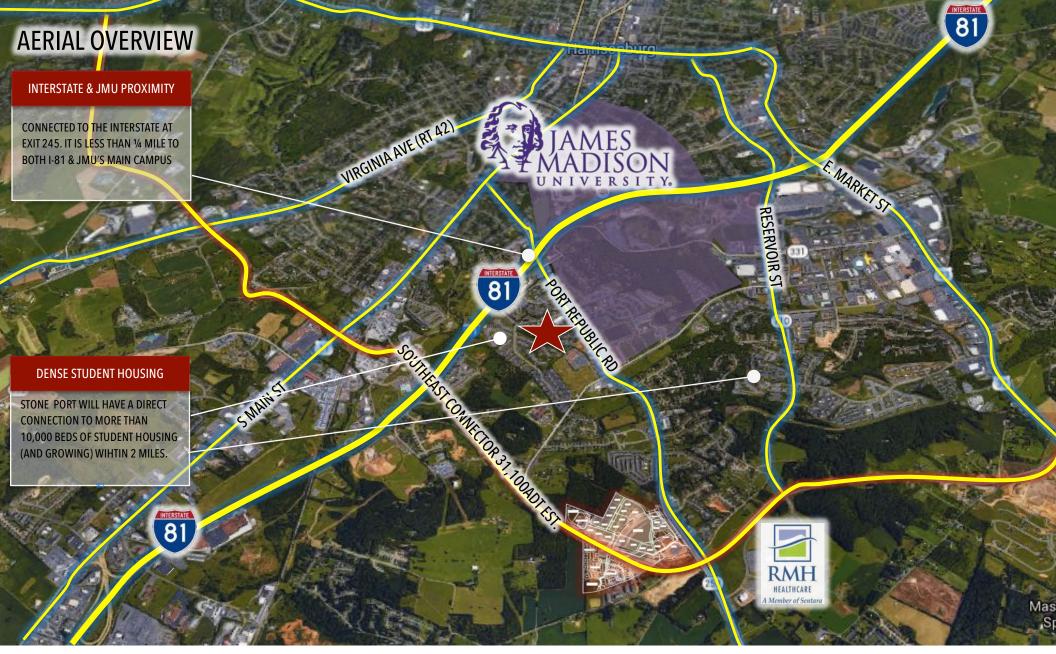
Peace, Love, and Little Donuts Subway Corgan's Public House **Greens & Grains**

James Madison University Student Housing (10,000 Beds)



FOR MORE INFORMATION: TIM REAMER 540-271-7525

OTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE



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% |



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