
JAMES MADISON SQUARE | 2000SF NEXT TO JMU MAIN ENTRANCE/SBUX

1318 Hillside Avenue, Harrisonburg, VA 22801

SIGNALIZED INTERSECTION | AT ENTRANCE TO JMU & I-81 EXIT



OFFERING SUMMARY

Available SF:	1,368 - 2,080 SF
Lease Rate:	\$24.00 - 25.00 SF/yr (NNN)
OpEx	\$5.11/sf
Access/Counts	Port Republic Rd (24k)
Building Size:	11,602
Zoning:	B2
1,3,5 Mile Pop	19k, 58k, 71k
1,3,5 Mile Day Pop	13k, 52k, 60k
Co-Tenants	Starbucks, Jimmy John's, UPS Store, Tutti Gusti

PROPERTY OVERVIEW

Starbucks anchored center located immediately next to Interstate 81 exit 245 and across the main entrance of James Madison University. Traffic counts in excess of 26,000 daily are supplemented by a large amount of pedestrian traffic from parking fields for students driving to campus.

2,080sf restaurant ready unit and 1,368 former salon available.

PROPERTY HIGHLIGHTS

- Highly Visible Center at Signalized Intersection
- Immediately Across from JMU (22,000 students) Primary Entrance
- Located at Corner of Port Republic Road 26,000 ADT and Hillside Ave @ Interstate 81 Exit 245
- Join Quality Tenants: Starbucks, Jimmy Johns, UPS Store
- 1368 Salon and 2080 Restaurant Space Available.

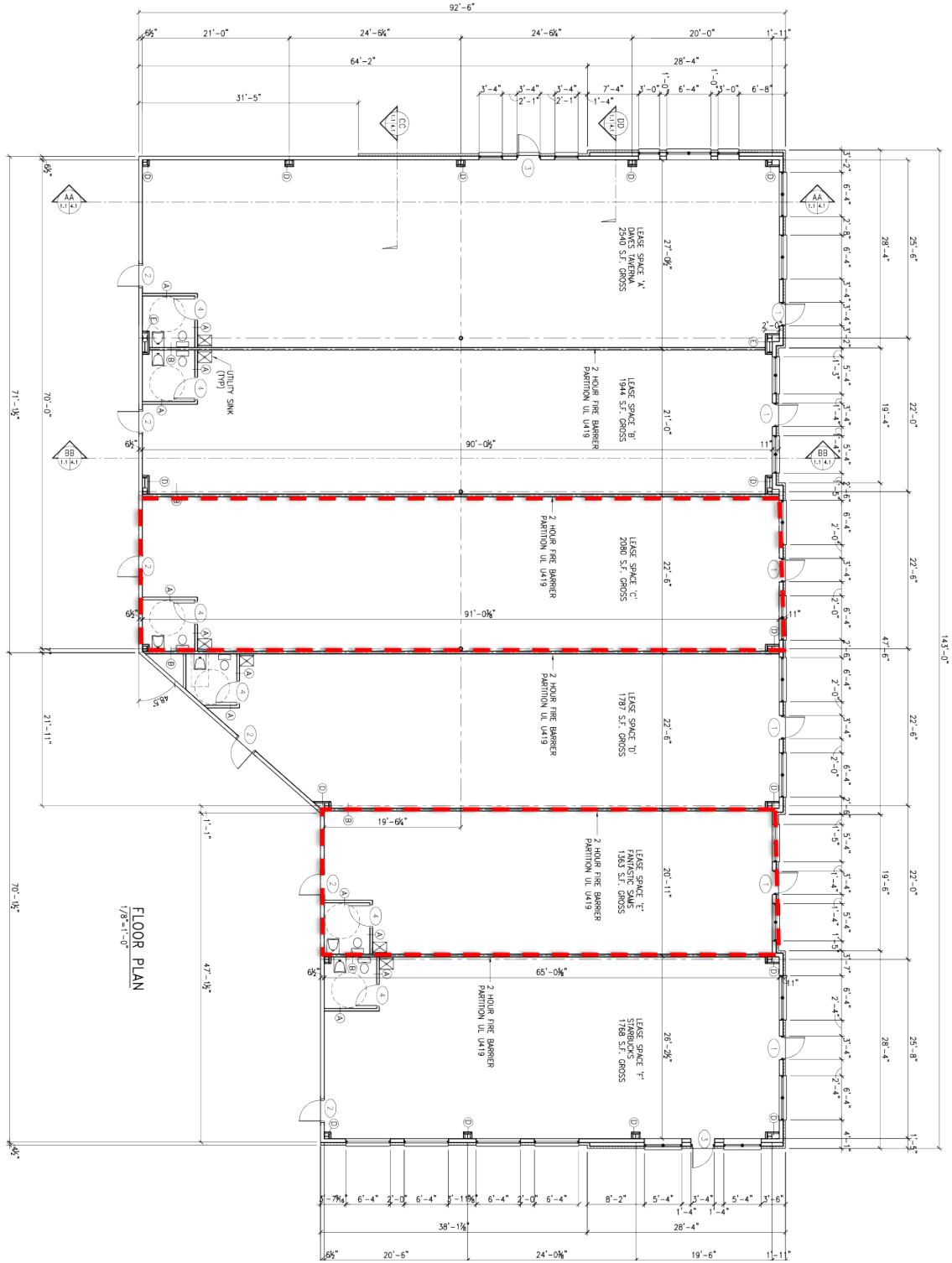
For More Information:

Tim Reamer
540.271.7525
tim.reamer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

JAMES MADISON SQUARE | 2000SF NEXT TO JMU MAIN ENTRANCE/SBUX
 1318 Hillside Avenue, Harrisonburg, VA 22801

FLOOR PLAN

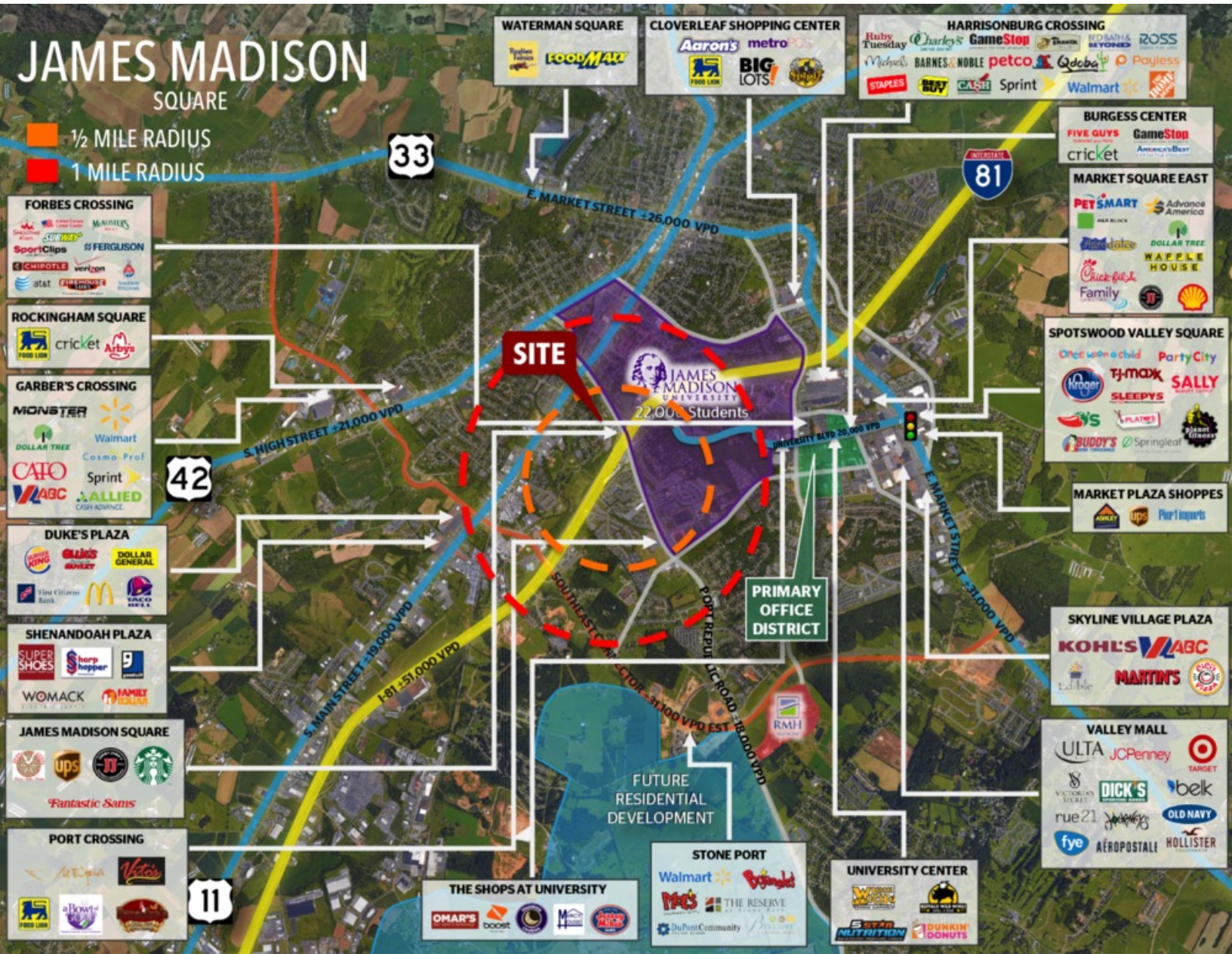


For More Information:

Tim Reamer
 540.271.7525
 tim.reamer@cottonwood.com

JAMES MADISON SQUARE | 2000SF NEXT TO JMU MAIN ENTRANCE/SBUX
 1318 Hillside Avenue, Harrisonburg, VA 22801

Additional Photos



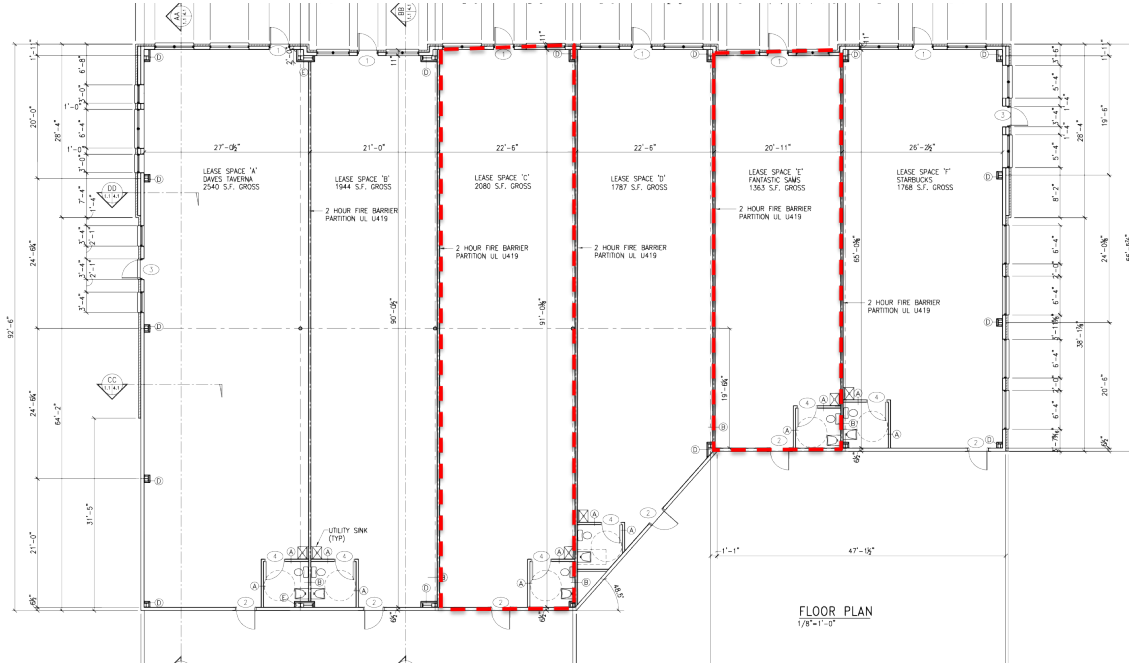
For More Information:

Tim Reamer
 540.271.7525
 tim.reamer@cottonwood.com

JAMES MADISON SQUARE | 2000SF NEXT TO JMU MAIN ENTRANCE/SBUX

1318 Hillside Avenue, Harrisonburg, VA 22801

AVAILABLE UNITS



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Former Fantastic Sam's	Salon	\$25.00 SF/yr	NNN	1,368 SF	Negotiable	Former Fantastic Sam's with infrastructure in place.
2080SF Restaurant Ready	Restaurant	\$24.00 SF/yr	NNN	2,080 SF	Negotiable	Restaurant unit with hood and equipment in place.

For More Information:

Tim Reamer
540.271.7525
tim.reamer@cottonwood.com