
UNIVERSITY CENTER | 1,800SF RESTAURANT IN ACTIVE CENTER

291 University Boulevard, Harrisonburg, VA 22801

1846SF RESTAURANT READY INLINE UNIT



OFFERING SUMMARY

Available SF:	1,846 SF
Parking Stalls:	155
Access	University Blvd Regal Cinemas
Primary Road:	University Blvd (20,000ADT)
Depth	80'
Zoning	B2
Lot Size:	2.05 Acres
Rate	Neg.
OpEx	\$3.80

PROPERTY OVERVIEW

1,800sf former restaurant space in one of the most productive strip centers in the market with co-tenancy including Buffalo Wild Wings, Dunkin' Donuts, and 5 Star Nutrition. 1/2 Mile to James Madison University with 22,000 students and 8,200 employees and located within the heart of Harrisonburg's primary office and commercial district.

PROPERTY HIGHLIGHTS

- 1800sf unit in high traffic University Center (2014) and immediately next to Regal Cinemas.
- 1/4 Mile to Costco and Valley Mall with 4.3 Million Shoppers/Year, Anchored by Target, Dick's, H&M, and Ulta ?
- The immediate trade area includes 130,000 consumers in addition to James Madison University (22,000) students. The actual trade area far exceeds this number (200,000+) as Harrisonburg serves as a regional destination for shopping and employment.

For More Information:

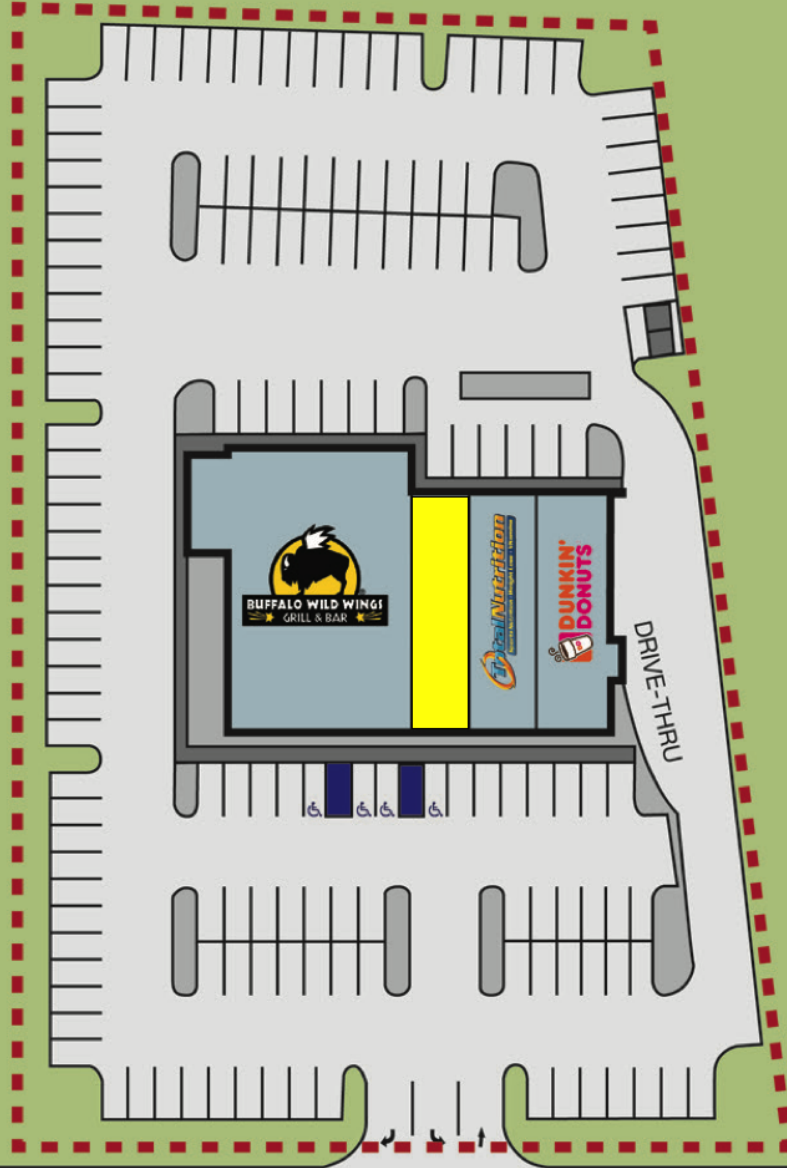
Tim Reamer
540.271.7525
tim.reamer@cottonwood.com

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SITE PLAN



UNIVERSITY BLVD.

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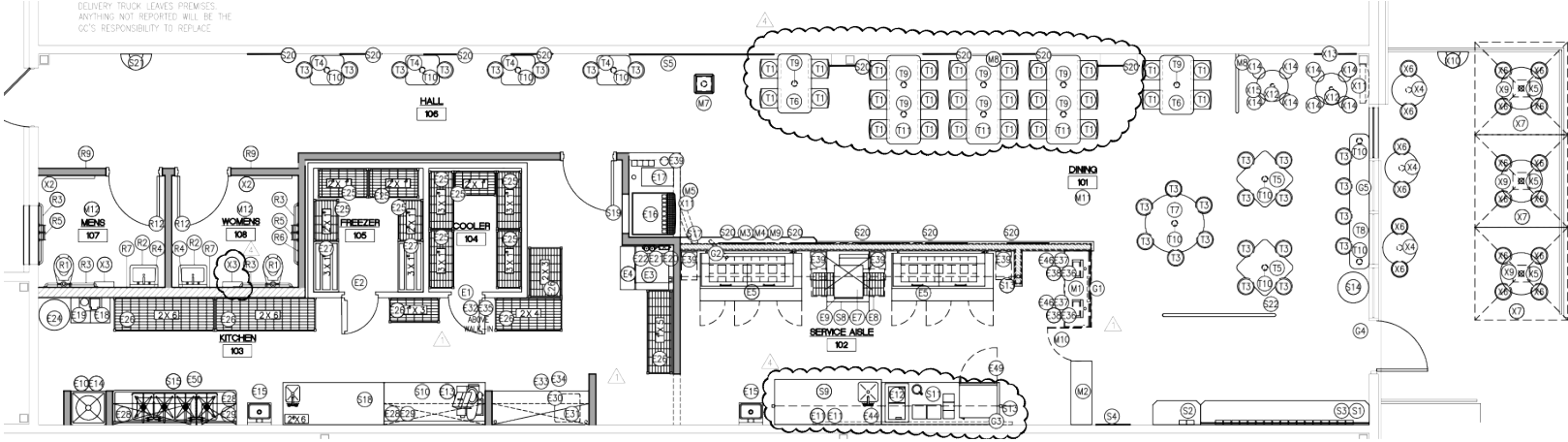
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FLOOR PLAN

DELIVERY TRUCK LEAVES PREMISES
ANYTHING NOT REPORTED WILL BE THE
GC'S RESPONSIBILITY TO REPLACE



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RETAIL MAP



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