
1550 E MARKET ST

Harrisonburg, VA 22801

THE MOST VISIBLE CENTER IN HARRISONBURG



PROPERTY SPECIFICATIONS

Available SF:	2000sf (30x68)
Delivery:	Vanilla Shell
Lease Rate/OpEx:	\$25/\$3.25
Access:	E. Market Street Signalized Intersection
Parking	52 Stalls
Zoning	Fully Entitled/B2
Signage	Freestanding/Wall
Traffic Counts:	E. Market Street 31,000 Linda Lane 11,000 Interstate 81 63,000
1, 3, 5 Mile Population	8k, 59k, 76k
1, 3, 5 Mile Daytime	15k, 45k, 56k

NEWLY RENOVATED & HIGHLY VISIBLE CENTER AT SIGNALIZED CORNER

The most visible strip center on E. Market Street Harrisonburg located immediately off of Interstate 81 Exit 247 with traffic counts of 31,000.

1550 E. Market Street is positioned on a signalized corner on Harrisonburg's busiest intersection and surrounded by national retailers, restaurants, and lodging producing a constant stream of consumers.

PROPERTY HIGHLIGHTS

- Located at the Main and Main corner in Harrisonburg just off of I-81 on E. Market Street
- Easy access via double light system and Linda Lane.
- Traffic counts exceed 31,000ADT on E. Market and combined counts are approximately 43,000ADT
- Surrounded by national retail and in close proximity to dense residential
- Unparalleled visibility for incoming I-81 traffic.
- 46,000 daytime employees and a trade area of 200,000+ consumers

For More Information:

Tim Reamer
540.271.7525
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SITE PLAN



ABOUT THE SITE

1550 E Market Street is the most visible center in Harrisonburg with easy access provided by the double light system and access road. In addition to direct access to E. Market Street, the center has a point of ingress/egress from Linda Lane.

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AREA ACTIVITY



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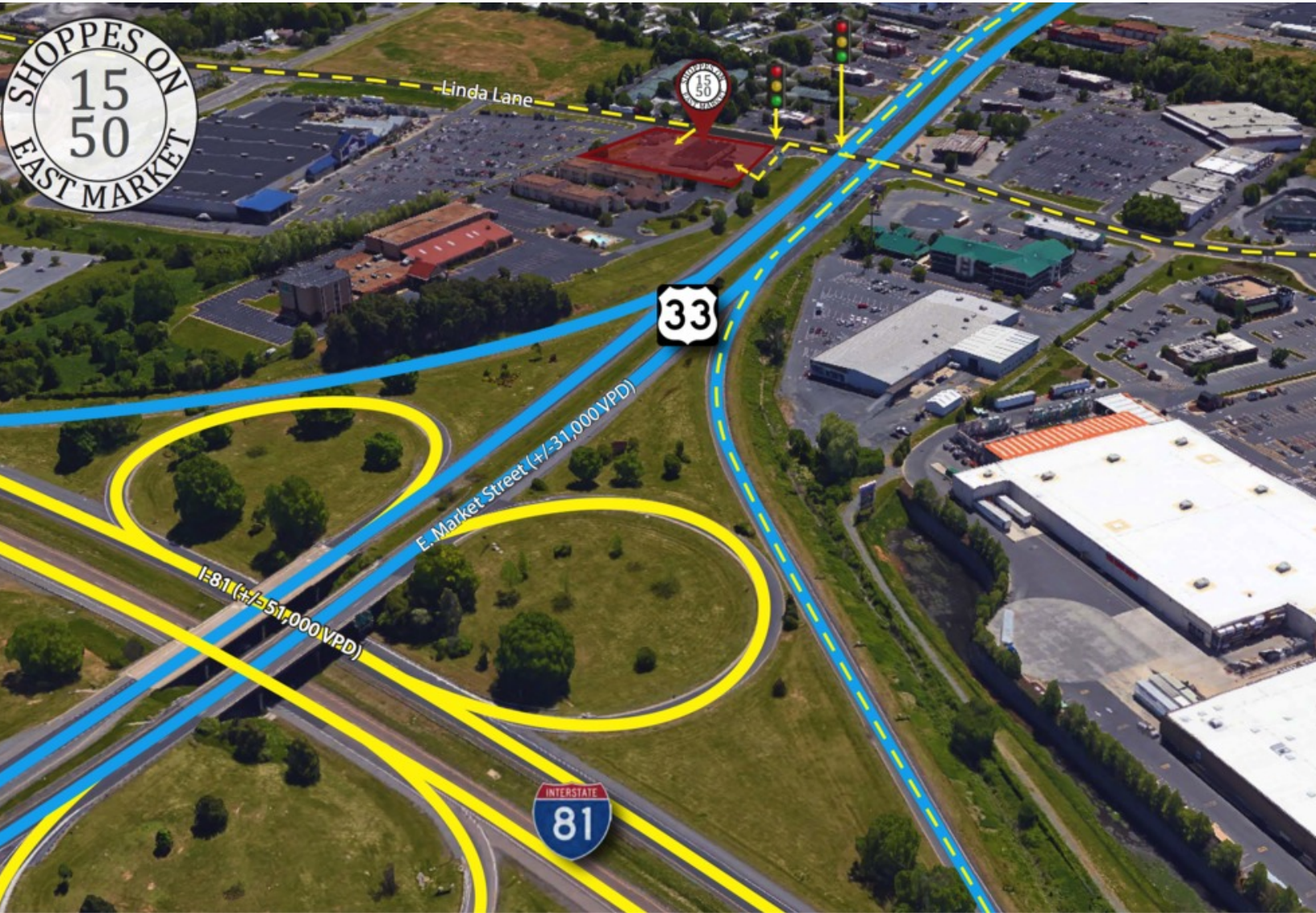
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ACCESS MAP



LOCATION DESCRIPTION

Located on the most desirable corner in the Shenandoah Valley, the soon to be renovated center is surrounded by major traffic generators, and within 2 miles of most major population centers in the metro including 12,000 student beds and the market's primary office district (45,000 daytime employees).

For More Information:

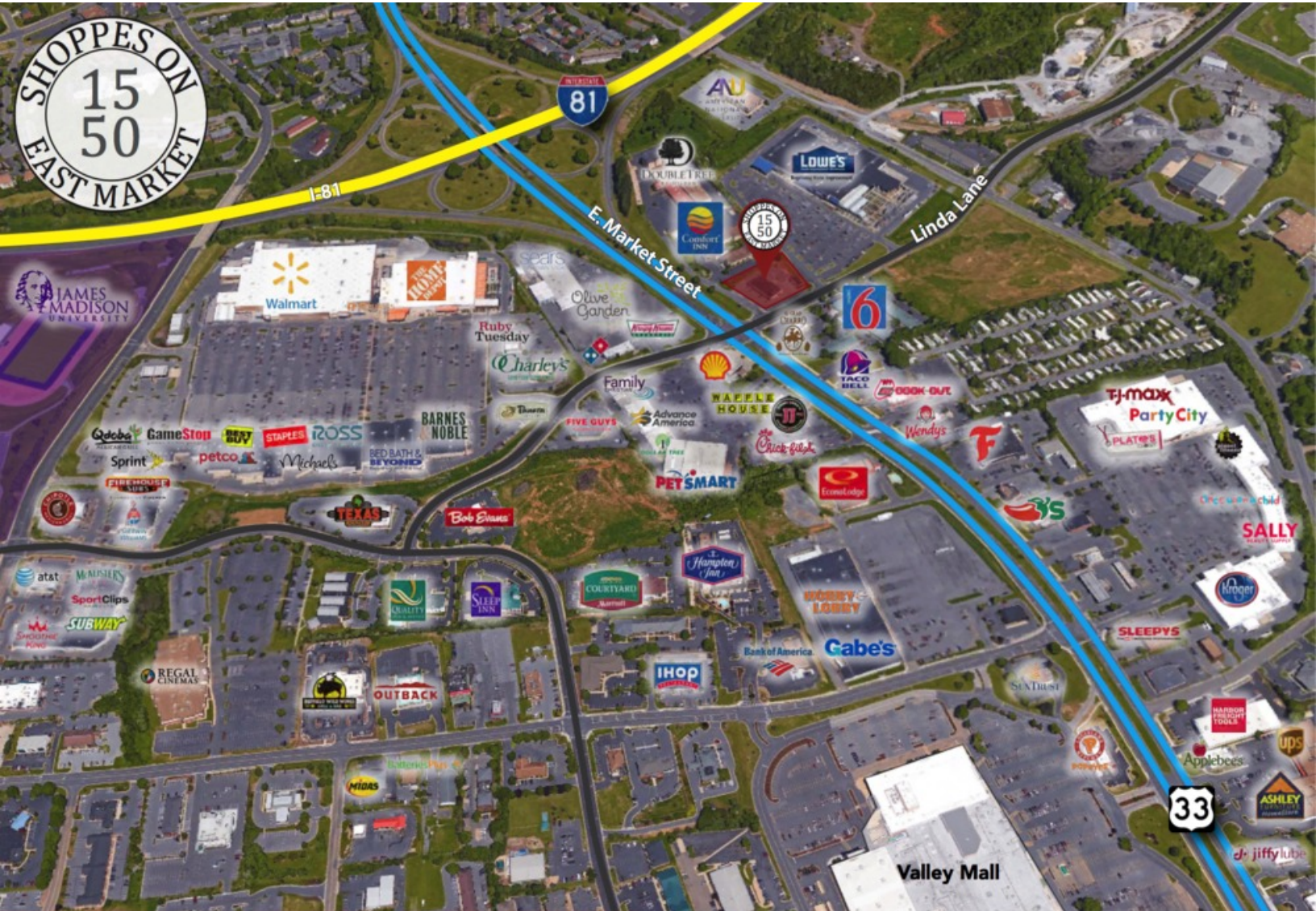
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MARKET MAP



MARKET OVERVIEW

The metro trade area includes 130,000+ consumers in addition to James Madison University (22,000) students. The actual trade area far exceeds this number (222,000) as Harrisonburg serves as a regional destination for shopping and employment.

Harrisonburg is the fastest growing city in Virginia and the second fastest growing metro in the state. The metro continues to outpace most of the State on a percentage basis in job gains, wages, real retail sales, and building permits according to a recent Chumura report.

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