
TURNKEY RESTAURANT IN UNBEATABLE LOCATION

95 S Main Street, Harrisonburg, VA 22801

Executive Summary



OFFERING SUMMARY

Available SF: 2,977 SF

Lease Rate: \$18 SF/yr (Gross)

Utilities: Public Water
Public Sewer

Zoning: B1

Parking: Parking Deck
Private Paid Lot
On City Bus Route



PROPERTY OVERVIEW

Unbeatable corner location in Downtown Harrisonburg that sits at the head of "Restaurant Row." 95 S Main is surrounded by retail, offices, banks, restaurants, bars, and nightlife. This restaurant-ready space offers 2 levels that feature ventilated kitchen space, open seating, a built-in bar, and a walk up "to-go" window. This property also benefits from a bonus basement that houses 3 coolers, storage space, and a direct outside access point for food deliveries. Parking is not an issue with the Water St garage just steps away.

For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

Keith May

540.820.7008

keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TURNKEY RESTAURANT IN UNBEATABLE LOCATION

95 S Main Street, Harrisonburg, VA 22801

Interior Photos



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

Keith May

540.820.7008

keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TURNKEY RESTAURANT IN UNBEATABLE LOCATION

95 S Main Street, Harrisonburg, VA 22801

Exterior/Basement Photos



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

Keith May

540.820.7008

keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

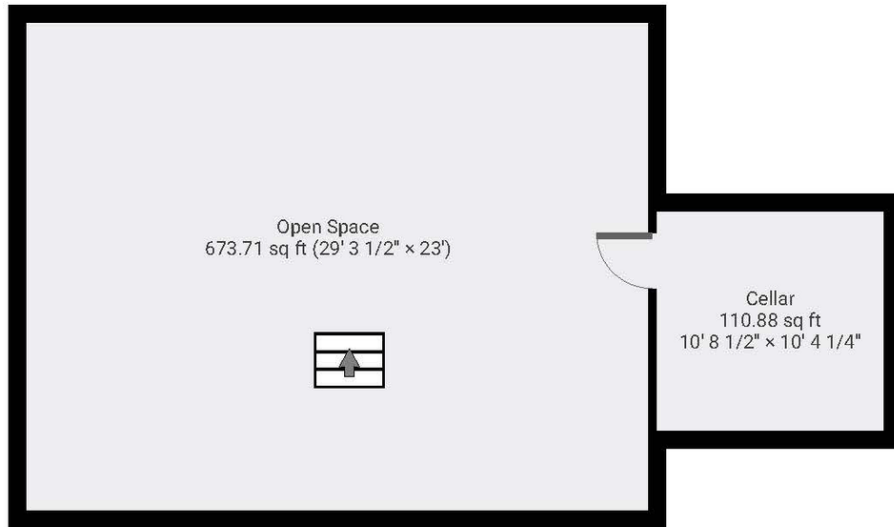
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TURNKEY RESTAURANT IN UNBEATABLE LOCATION

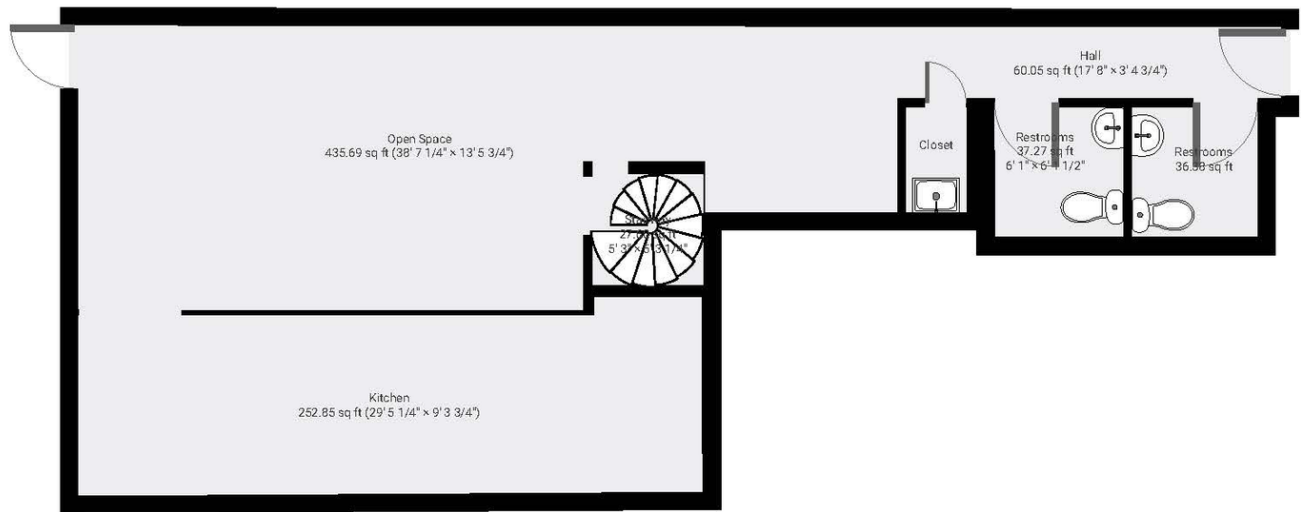
95 S Main Street, Harrisonburg, VA 22801

Floor Plan

▼ Basement



▼ 1st Floor



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

Keith May

540.820.7008

keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

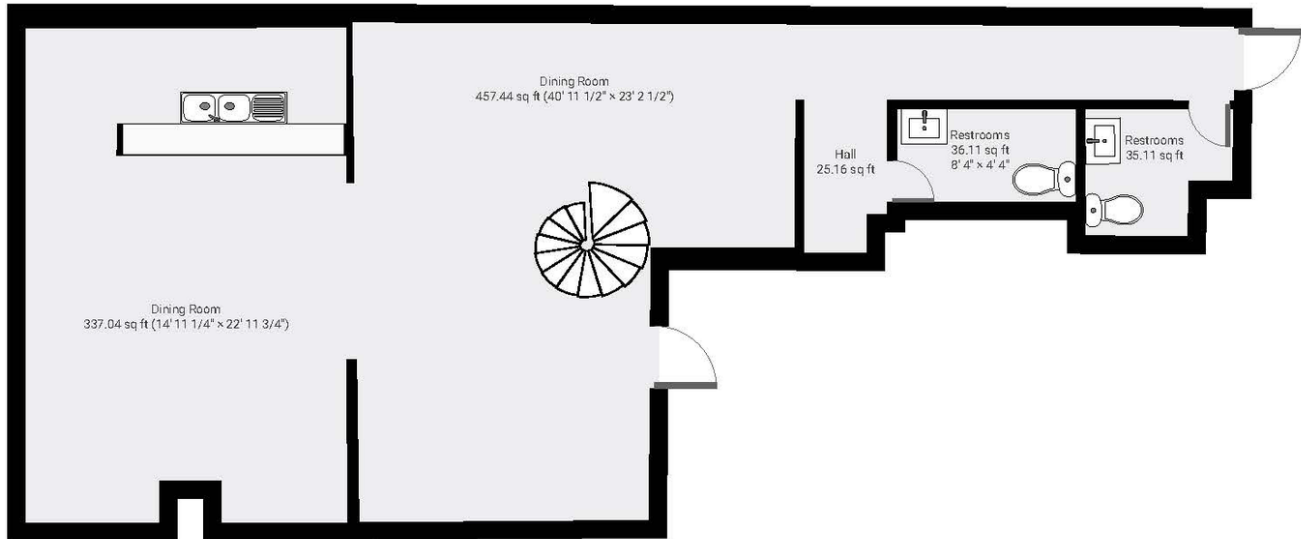
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TURNKEY RESTAURANT IN UNBEATABLE LOCATION

95 S Main Street, Harrisonburg, VA 22801

Floor Plan

▼ 2nd Floor



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

Keith May

540.820.7008

keith.may@cottonwood.com

**COTTONWOOD
COMMERCIAL**
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Harrisonburg
City Public Schools
OFFICE

ROCKINGHAM
COURT HOUSE

95 S MAIN ST,
HARRISONBURG, VA



BEYOND

JIMMY
Madison's
SOUTHERN KITCHEN & WHISKEY BAR



THE
yellow
BUTTON



Lola's
DELICATESSEN

194 RESIDENTIAL
UNITS

W/S
WITHSIMPLICITY



TRUIST

