
313 NEFF AVENUE

313 Neff Avenue, Harrisonburg, VA 22801

ONE OF THE FASTEST GROWING ROADS IN HARRISONBURG



OFFERING SUMMARY

Available SF:	1,121 SF
Lease Rate:	\$1,750/month
OpEx:	\$2.80/SF
Parking Stalls:	120
Renovated:	2017
Zoning:	B2
Access:	Deyerle Ave Neff Ave
Signage:	Wall, Freestanding
Neighboring Tenants:	Janney Financial Benjamin Moore Drayer Physical Therapy

PROPERTY OVERVIEW

Newly renovated, Bluestone Square offers now has available 1,121sf of office/retail spaces with easy access; proximity to desirable demographics; two points of ingress/egress; and 46,000 daytime employees within three miles. The site is served by 120 parking stalls on site.

High traffic area with direct access to Reservoir (22,000 vehicles per day) and South East Connector (31,100 vehicles per day)

PROPERTY HIGHLIGHTS

- 1,121sf with wall and pylon signage.
- Newly renovated property with strong daytime population in the primary office district.
- Highly visible location on one of Harrisonburg's fastest growing road with convenient access to both residential and retail.

For More Information:

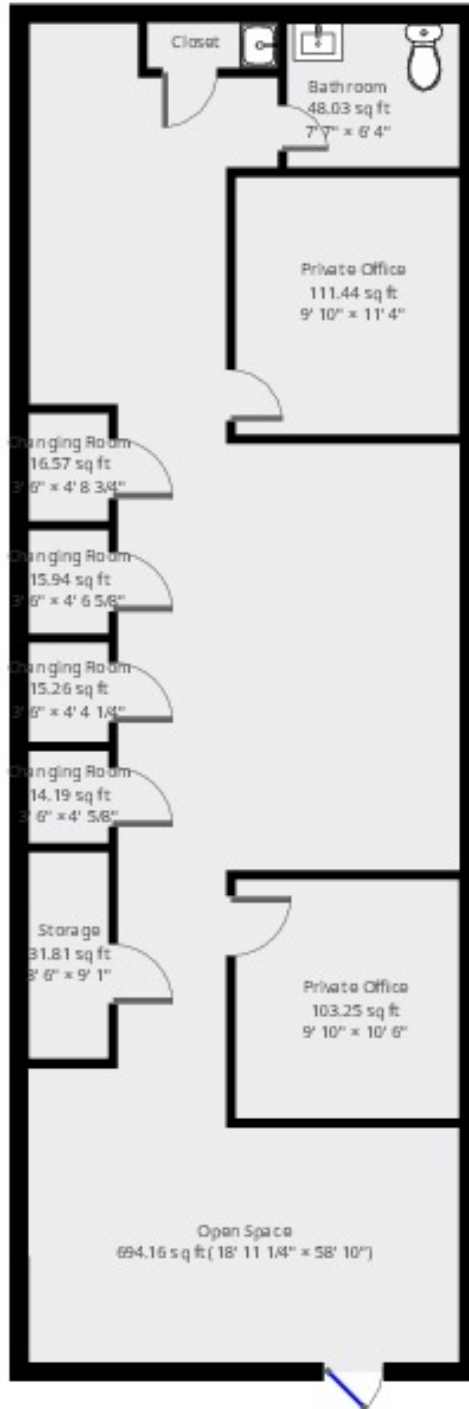
Tim Reamer
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FLOOR PLAN



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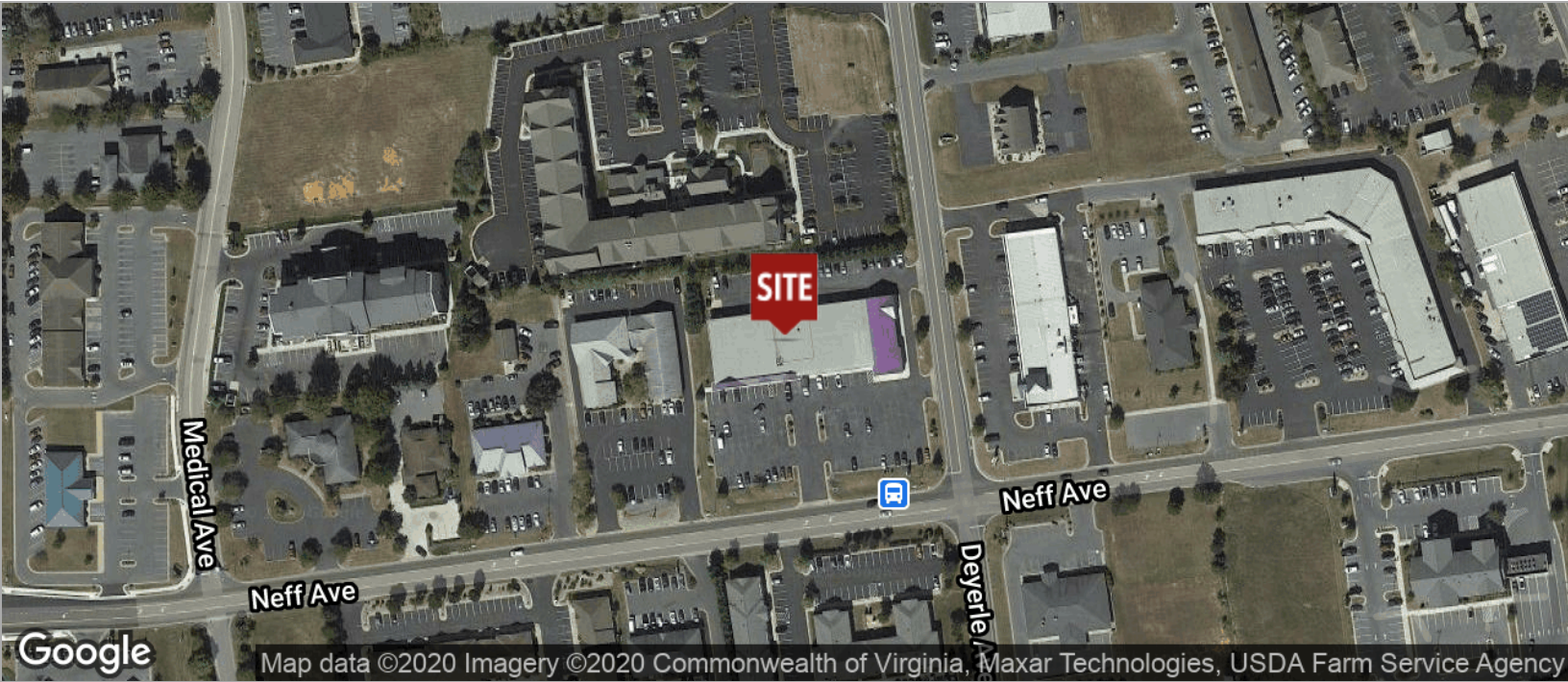
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Location Maps



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