

RETAIL PAD FOR SALE

.73 ACRE RETAIL PARCEL ACROSS FROM COSTCO

1871 Reservoir Street, Harrisonburg, VA 22801

\$599,000



For More Information:

Tim Reamer
540.271.7525
tim.reamer@cottonwood.com

1958 EVELYN BYRD AVENUE • HARRISONBURG, VA 22801
540.434.9922 • WWW.COTTONWOOD.COM

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Executive Summary



OFFERING SUMMARY

Asking Price:	\$599,000
Lot Size:	0.73 Acres
Dimensions:	168' (W) x 195' (D)
Zoning:	B2
Traffic Count:	24,000 Reservoir 12,000+ Neff Avenue
1, 3, 5 Mile Population:	15k, 62k, 76k
1, 3, 5 Mile Day Pop:	14k, 46k, 57k
Neighboring Retailers:	Costco, 7 Eleven, Marriott, DuPont Credit Union, Sheetz, JMU (12,000 student beds)

PROPERTY OVERVIEW

Ground lease, purchase, or build-to-suit option just off a signalized corner in the midst of the business, retail, and health care district on one of the busiest roads in Harrisonburg. Visible location on primary corridor capturing the traffic flow of highly desirable demographics. The .73 acre pad site is delivered with utilities to the site, a commercial entrance off of Reservoir, and a private access easement through 7-Eleven from Neff Avenue. The parcel is sandwiched between the primary office district to the north and high density student housing to the south with immediate neighbors like Costco, 7 Eleven, and Sheetz. This section is among the highest traffic areas with additional upside upon completion of Reservoir widening (5 lanes in 2017) and South East Connector (31,100 AADT).

LOCATION OVERVIEW

Harrisonburg is the fastest growing City in Virginia, recently surpassing Charlottesville, and the Harrisonburg metro is the second fastest growing in the state. The market was recognized as one of the top twenty emerging metros in the U.S. as job gains, wages, real retail sales growth, and building permits continue to outpace most of the Commonwealth of Virginia on a percentage basis.

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Retailer Map



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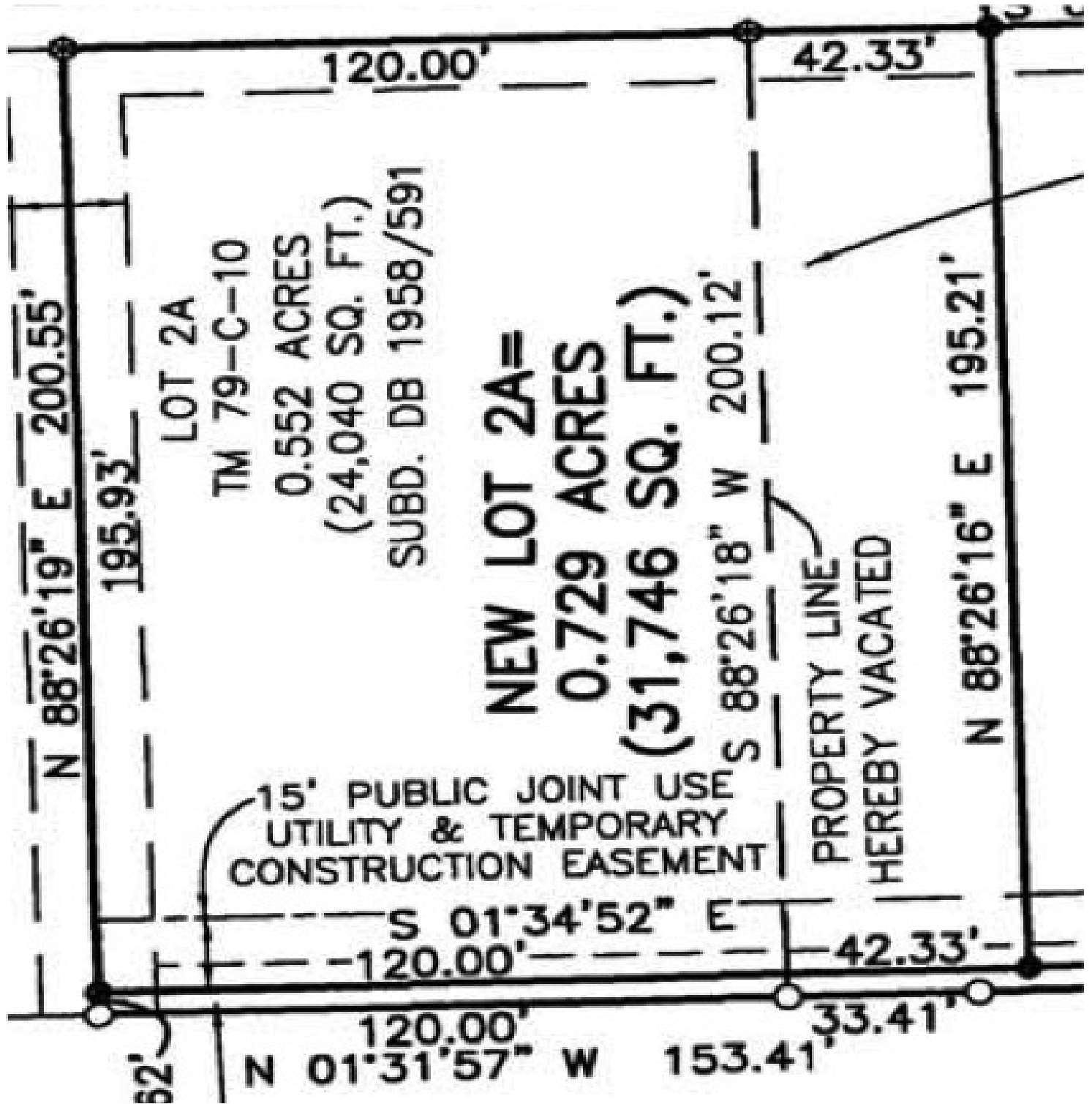
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Plat



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