

3,500 SF RESTAURANT WITH DRIVE-THRU

2335 E Market St | Harrisonburg, VA 22801

PROPERTY HIGHLIGHTS:

- » 3,500 SF drive-thru restaurant build to suit option
- » Surrounded by the top tier retailers , 170,000+ consumers in the trade area, James Madison University (22,000 Students) generating the highest traffic counts in the region.
- » Available for lease, purchase, or build-to-suit on Harrisonburg's most desirable retail corridor.
- » Harrisonburg is a regional destination for both retail and employment.

PROPERTY OVERVIEW:

GLA	3,500 SF
Acre	1.00 Acres
Zoning	B-2
Access	E. Market (31,000 VPD), Betts Ct.
Proposed Dimensions	92' (W) x 493' (D) +/-
Delivery	Dark Shell
Signage	Freestanding

PRICE:

- » \$35.00 PSF NNN

TIM REAMER Broker

Tim.Reamer@cottonwood.com

C: 540.271.7525 | O: 540.434.9922

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE





AREA MAP AND DEMOGRAPHICS

Radius Ring Demographics:

	1 Mile	3 Mile	5 Mile
2023 Total Population	5,655	51,102	72,570
2028 Total Population	5,846	51,995	73,705
2023 Total Households	2,193	17,354	25,403
2023 Total Daytime Population	11,135	58,428	84,317

Drive Time Demographics:

	5-Minute	10-Minute	15-Minute
2023 Total Drivetime Population	10,148	56,560	78,521

Placer Demographics:

170,693 Trade Area Population

Traffic Counts:

27,000 Vehicles Per Day on East Market Street

