

FOR LEASE

RETAIL DEVELOPMENT

3269 S. Main Street
Harrisonburg, VA 22801



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

For more information:

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PROPERTY HIGHLIGHTS

- › Development site available along S. Main Street in Harrisonburg, VA
- › Total of 0.91± acres zoned B-2
- › Close proximity to brand new Rocktown High School
- › Potential for cross access with 7-Eleven
- › Area retailers include 7-Eleven, Dunkin', AutoZone, Taco Bell, McDonald's, Burger King, Advance Auto Parts, and more

SURROUNDING AREA

ROCKTOWN
HIGH SCHOOL



— Credit: Grimm + Parker Architects



Rocktown High School

Scheduled to **OPEN** - August of 2024

220,000 SF, 1200 STUDENTS



#7 of 1,396 Best College Campuses in America

— Niche.com, 2023

20,346 undergraduate students

1,878 graduate students

4 minutes

commute to James Madison University



VICINITY MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,419	30,927	77,568
AVERAGE HH INCOME	\$77,986	\$80,202	\$94,601
DAYTIME EMPLOYEES	3,499	24,678	65,510



SITE

THE SUB STATION
84 STEAK GRILL

DUNKIN'
Old Country Store

7 ELEVEN