

1.435 ACRE STONE PORT GROUND LEASE

38.40392791379524, -78.86750226517049

EXECUTIVE SUMMARY

- » **Ground Lease Offering:** 1.435-acre ground-lease opportunity in Stone Port, the fastest commercial growth area in the Harrisonburg metro surrounded by new residential development with 15% growth projected over the next decade.
- » **Surrounding Activity:** The development includes a mix of national and regional tenants, including Chipotle Mexican Grill, Starbucks, Dunkin, and Walmart, in addition to hotels, medical offices, and a regional hospital serving 200,000 annual patients.
- » **Traffic Volume and Access:** Stone Spring Road averages approximately 18,000 vehicles per day and Port Republic Road approximately 13,000 vehicles per day, with access provided via a signalized intersection.

PROPERTY OVERVIEW:

Acre	1.435 Acres
Zoning	B-2
Access	Signalized Intersection + RIRO
Traffic	18,000 VPD
Lease Rate	\$2.75/sf

Neighboring Retailers



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DEMOGRAPHICS

2025 - Radius	1 Mile	3 Miles	5 Miles
2025 Total Population	4,519	45,556	73,500
2025 Total Daytime Population	6,282	59,563	91,390
2025 - Drive Time	5 Min	10 Min	15 Min
2025 Total Population	12,279	48,867	83,375
2025 Total Daytime Population	11,198	64,069	103,259

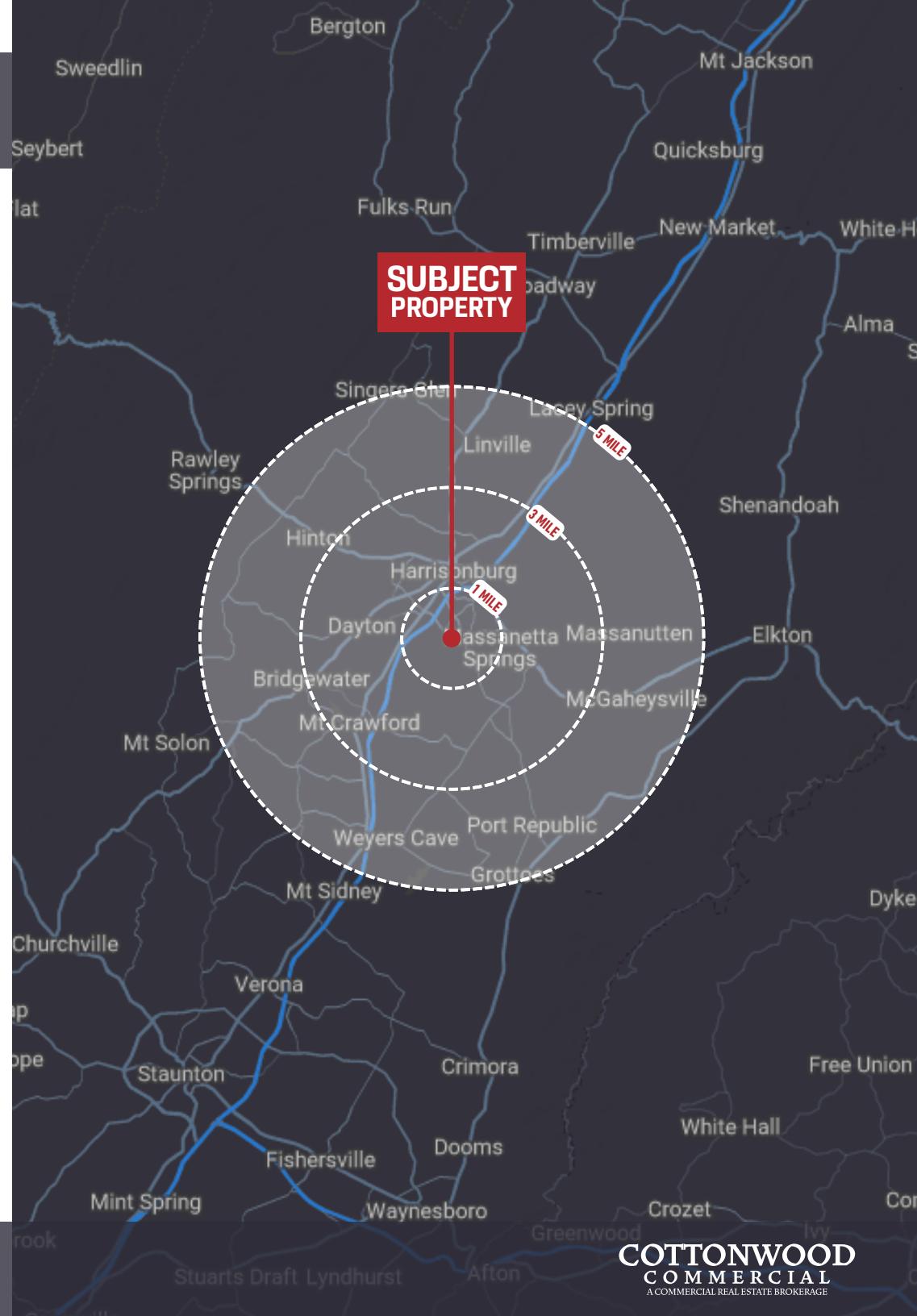
Source: 2025 Key Demographic Indicators (Esri)

Traffic Counts:

18,600 Vehicles Per Day
on Stone Spring Rd

Traffic Counts:

11,400 Vehicles Per Day
on Port Republic Rd



MARKET OVERVIEW

Harrisonburg is one of the fastest growing cities in Virginia 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.

In addition to James Madison University (22,000 students), the Harrisonburg metro is home to three other colleges and universities. Eastern Mennonite University, with an enrollment of 1,870; Bridgewater College has 1,800 students; and Blue Ridge Community College adds 7,315 students to the area.

The metro area population exceeds 140,000 and the actual trade area is expanded with Harrisonburg's status as a regional destination for consumers well outside the traditional drive-time radius. The metro attracts shoppers from 20+ miles away with an estimated market served population of 261,000.

