

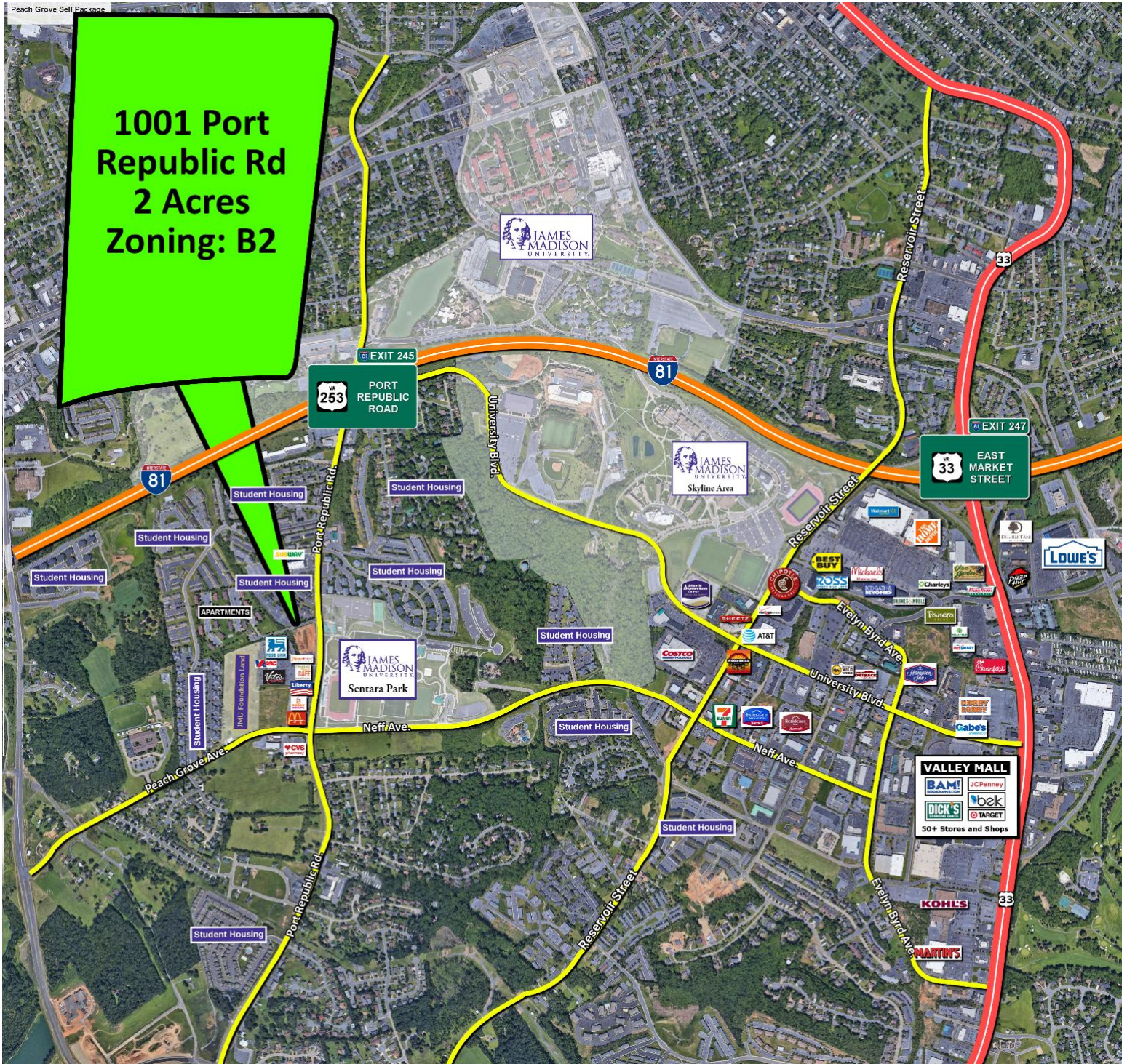
1001 Port Republic Road Harrisonburg, VA 22801



This 2 Acre lot is located along Port Republic Road, less than 2 miles from Sentara RMH Medical Center and 2/3 of a mile from James Madison University's main campus. JMU's Athletic Park is located directly across the road. Several student housing complexes are located within a close walking distance of the lot, making it a prime location for a student or services focused business.

Zoning:	B2
Land Use:	Commercial
Property Covenants:	Height restriction of 25'
Brokers Commission:	2% (must register client)
Price:	\$1,500,000.00
VPD:	24,000

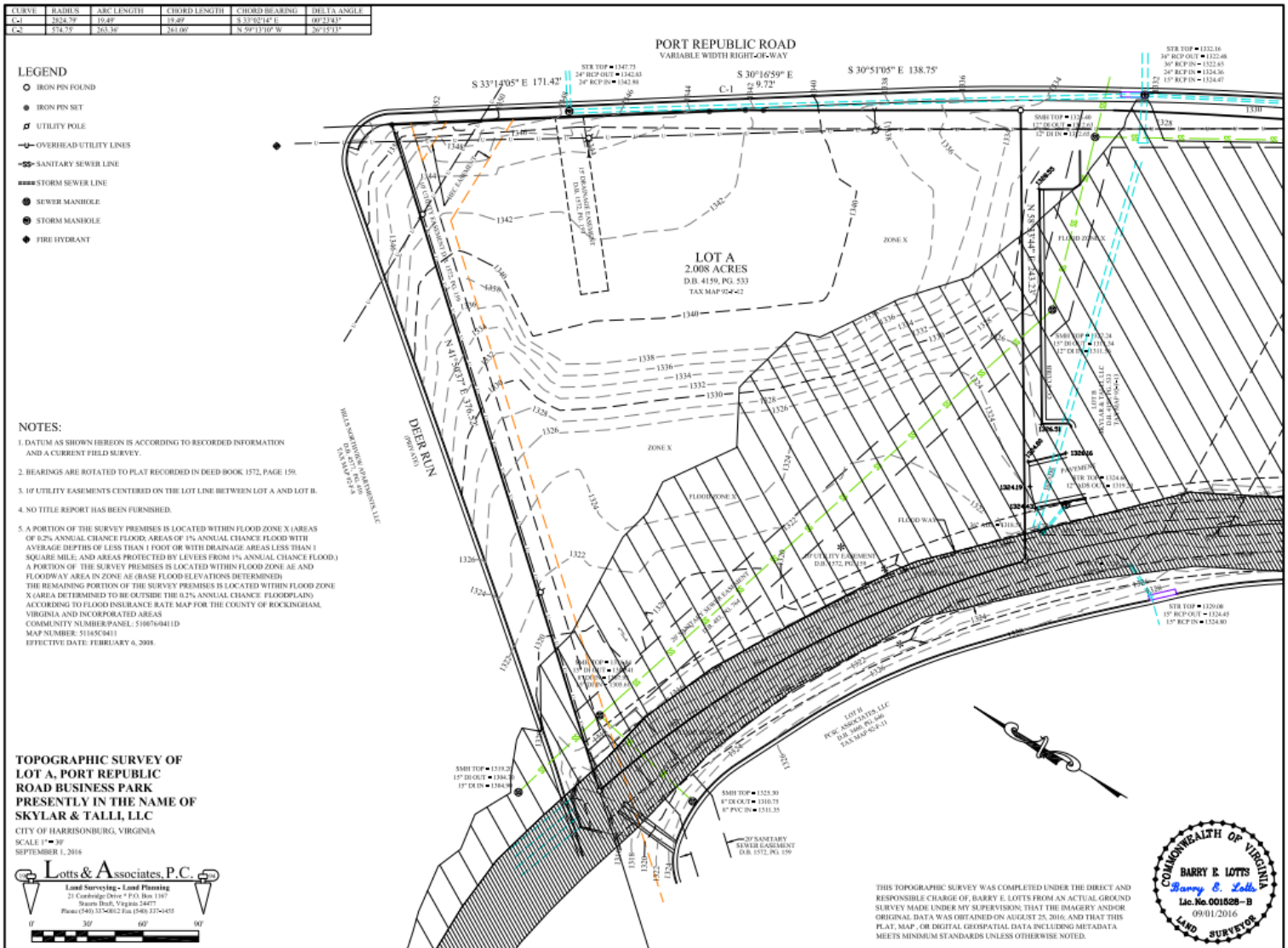
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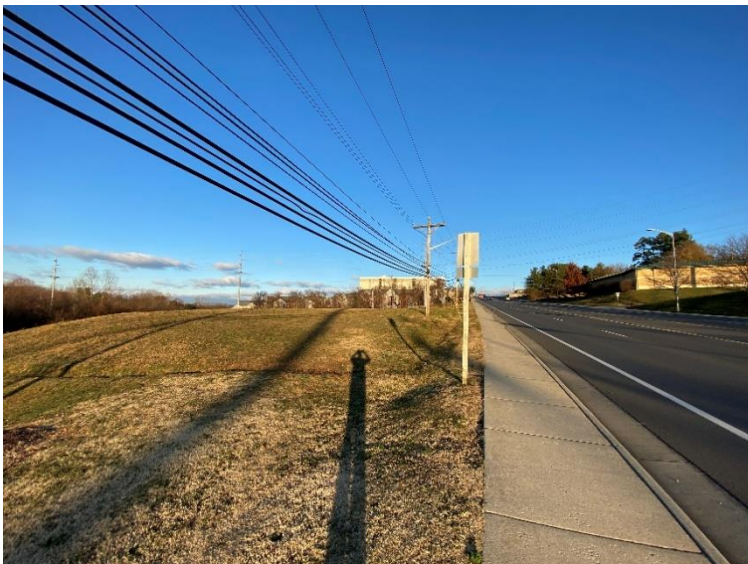
Port Republic Rd 24,000 VPD
Approximately 12,000 Student Housing Beds within 1 mile

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	29,900	95,200	87,800
Income	\$50,600	\$63,200	\$64,400

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JOB No. 16-2318 PLAT: LOT A TOPO.DWG S/PROJECTS/1012



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Harrisonburg, Virginia

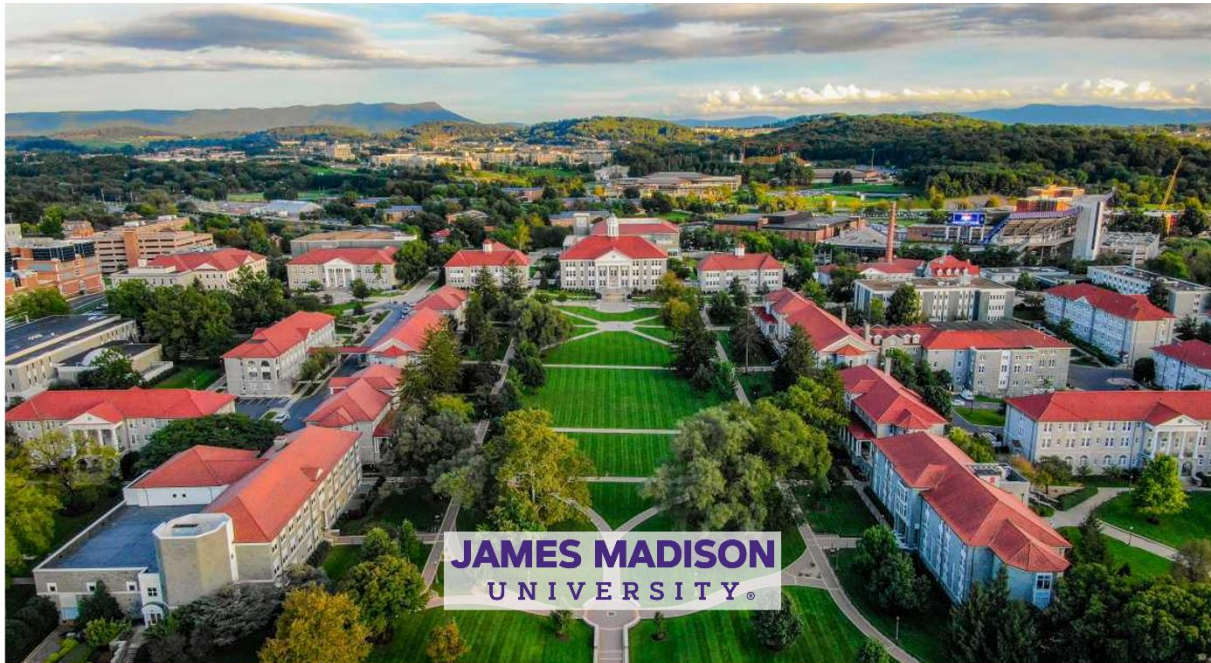
EST. 1780

Harrisonburg is one of the fastest growing cities 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.

The metro area population exceeds 130,000 and the actual trade area is Expanded with Harrisonburg's status as a regional destination for customers well outside the traditional drive-time radius. The metro attracts shoppers from 20+ miles away with an estimated market served population of 222,000. In addition to the James Madison University (22,000 students), the Harrisonburg metro is home to three other colleges and universities. Easter 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.



1001 Port Republic Road Harrisonburg, VA 22801



22,758 Enrolled - Fall 2023
16,274 off-campus 6,484 on-campus
1,463 Instructional Faculty
23,476 Projected - 2027



139 Degree Programs
78 Undergraduate - 53 Masters - 8 Doctoral
148 Major Buildings
721 Acre Campus



Overview

From its modest beginnings in 1908, James Madison University has grown to become one of Virginia's premier institutions of higher education and one of the nation's top comprehensive universities. The university now enrolls over 22,780 students, with 4,261 full and part-time faculty and staff, and it has an annual operating budget of approximately \$724 million. JMU is located in Harrisonburg, Virginia, just over two hours from both Washington, D.C., and Richmond.



College of Integrated Science and Technology

The University is comprised of seven colleges serving undergraduate and graduate students. Graduate programs are offered in the College of Business, College of Education, and College of Integrated Science and Technology, among others.



College of Business

Undergraduates can choose from more than 130 degree programs. JMU also has a strong study abroad program offering semester studies opportunities all over the world.

