

3,500 SF FREE-STANDING DRIVE-THRU OPPORTUNITY

500 N. Main St | Bridgewater, Virginia

EXECUTIVE SUMMARY

- » **Prime Corner Location:** Situated on a 0.59-acre lot at a signalized hard corner, this 3,500sf free-standing building offers excellent accessibility and exposure.
- » **Ample On-Site Parking and Drive-Through:** The property includes 26 parking stalls and dual drive-through lanes, ideal for businesses that depend on quick-service or drive-through operations.
- » **Strong Commercial Environment:** The property is located in a key commercial corridor with national restaurant chains like McDonald's, Dairy Queen, and other well-known brands. Nearby parks and Bridgewater College serve as additional traffic generators.
- » **High Visibility and Traffic:** With approximately 14,000 vehicles passing by daily, the property offers strong visibility and a steady stream of potential customers.

PROPERTY OVERVIEW:

Acre	.59 Acres
Square Footage	3,492 SF
Zoning	General Business
Access	Signalized Intersection
Traffic	14,000 VPD
Parking	26 Stalls
Lease Rate	\$25/sf

TIM REAMER *Broker*

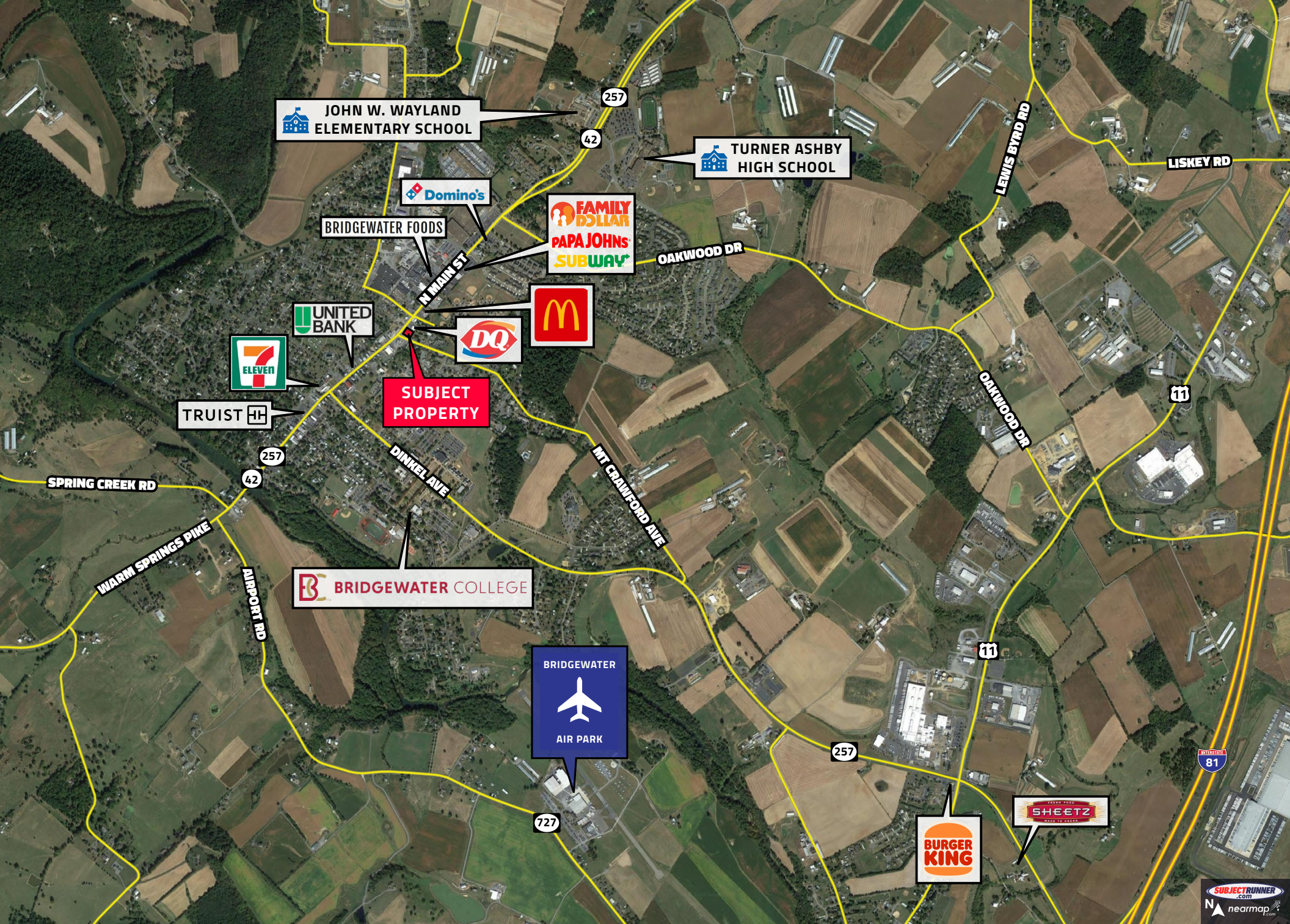
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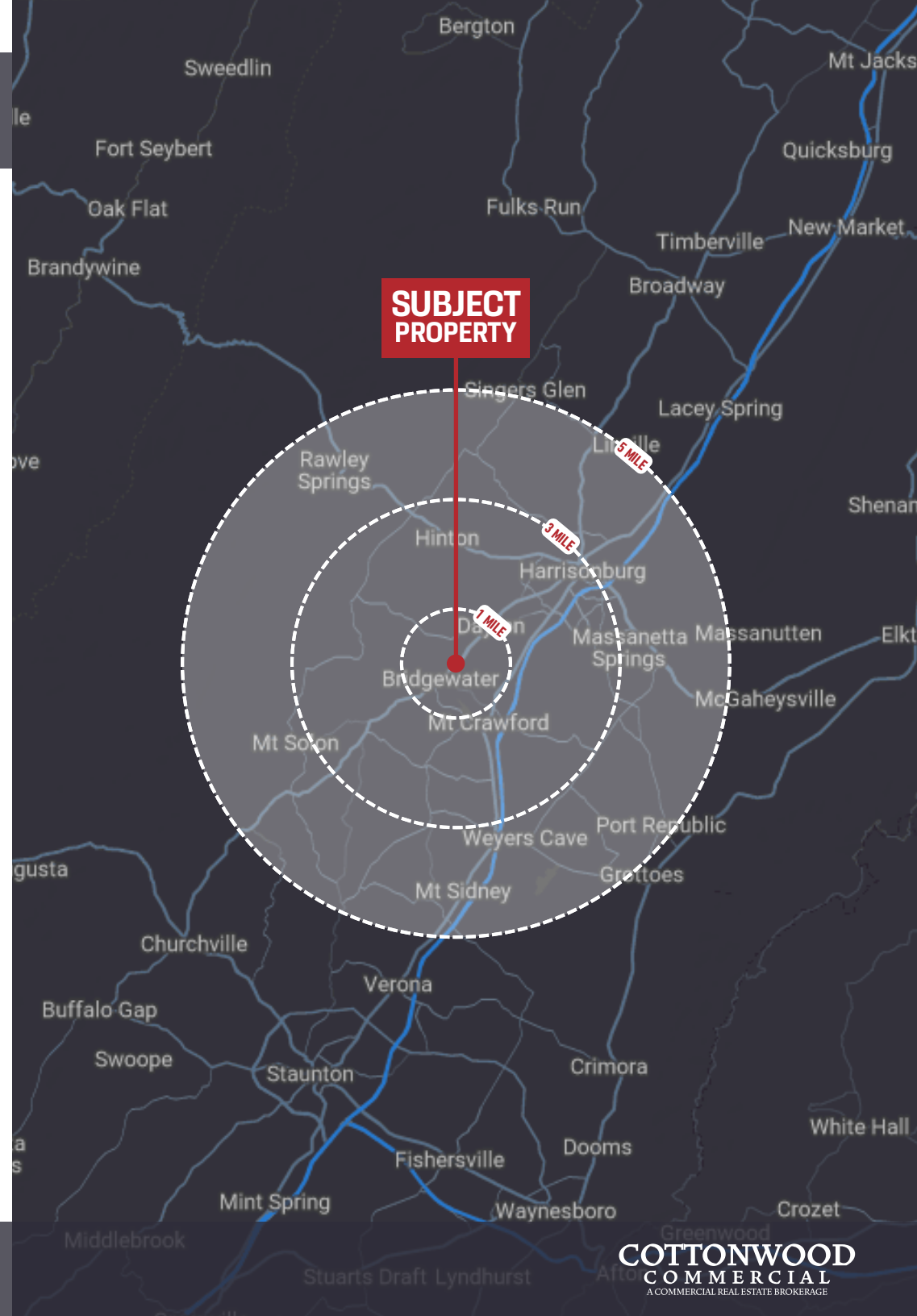
DEMOGRAPHICS

2025 - Radius	1 Mile	3 Miles	5 Miles
2025 Total Population	6,591	11,555	20,649
2025 Total Daytime Population	9,066	15,376	30,137
2025 - Drive Time	5 Min	10 Min	15 Min
2025 Total Population	6,912	13,607	43,685
2025 Total Daytime Population	9,380	20,855	52,971

Source: 2025 Key Demographic Indicators (Esri)

Traffic Counts:

13,600 Vehicles Per Day on
N. Main St



MARKET OVERVIEW

Bridgewater is a stable and well-established town within Rockingham County, positioned in the central Shenandoah Valley. The market benefits from its proximity to Harrisonburg while maintaining its own defined commercial core that serves both local residents and surrounding rural communities.

A key economic and activity driver in the market is Bridgewater College, which enrolls approximately 1,800 students. The college contributes consistent daily traffic, employment, and year-round demand for retail, dining, and service uses. In addition to the student population, the town benefits from faculty, staff, visiting families, and athletic and academic events that draw regular visitors into the area.

Bridgewater functions as a primary service and retail destination for southeastern Rockingham County, with its commercial corridor capturing traffic moving between Harrisonburg, Dayton, and surrounding communities. The trade area extends beyond the town's population base, supported by limited commercial nodes in nearby markets and steady commuter traffic through the area.

