

**STONE PORT** is a 105 Acre Mixed Use Development—*at the center of proximity and connectivity*—strategically located in the fastest growing section of the fastest growing city in Virginia.

**FOR SALE, LEASE OR BUILD-TO-SUIT:**

- Retail Lots up to 5 Acres;  
Divisible from 0.5 Acres to 5 Acres
- Medical & Professional Office Lots  
From 0.6 Acres to 4 Acres

📍 Port Republic Rd & Stone Spring Rd (Southeast Connector)

📍 38.405807, -78.866211



FAST  
GROWING  
MARKET



ADJACENT TO  
238-BED REGIONAL  
HOSPITAL



TWO OF THE MOST  
HEAVILY TRAFFICKED  
ROADS IN THE MARKET



NEAR MAJOR  
EMPLOYMENT  
CENTER



12,000 STUDENT  
BEDS WITHIN  
2 MILES



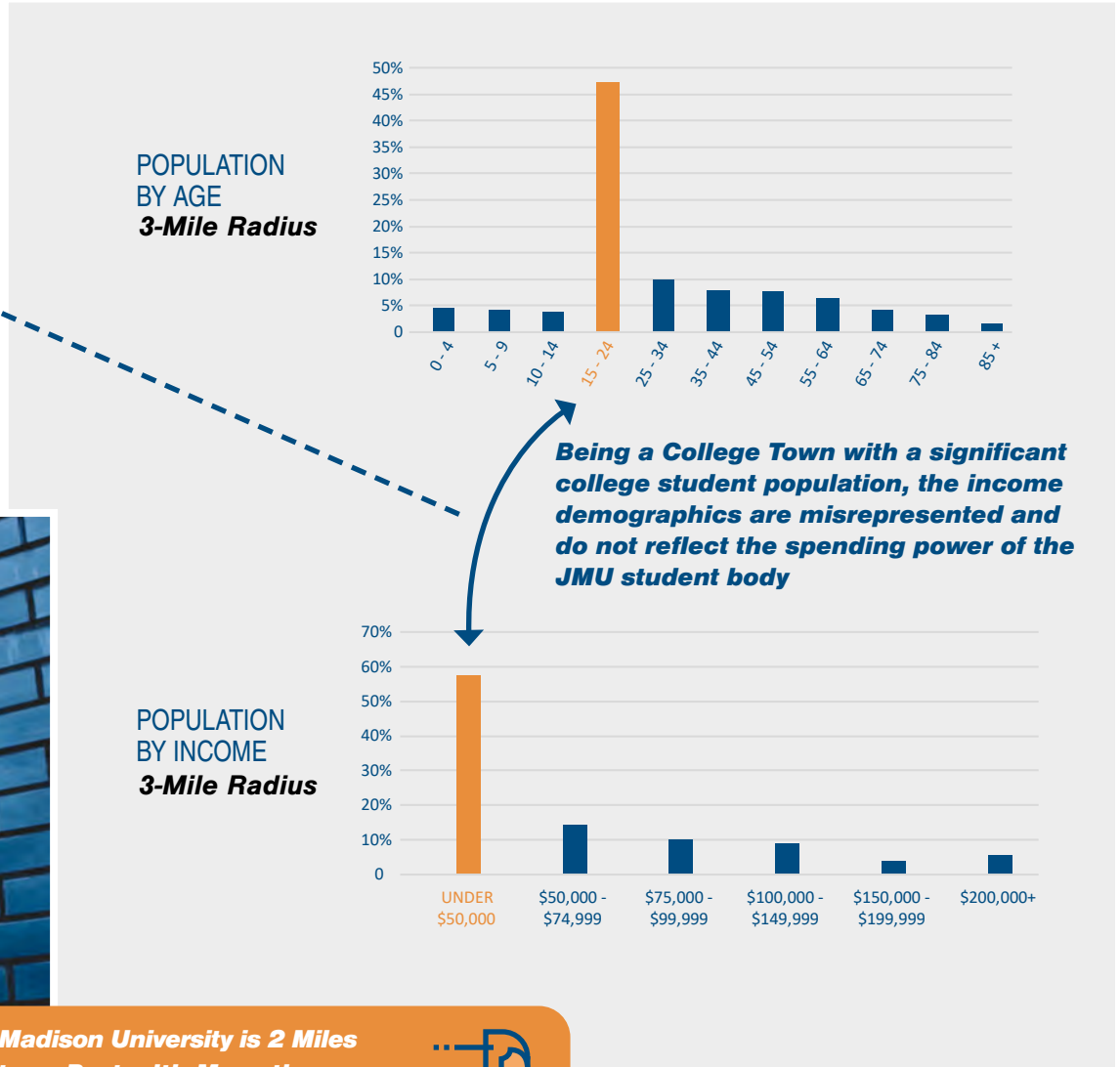
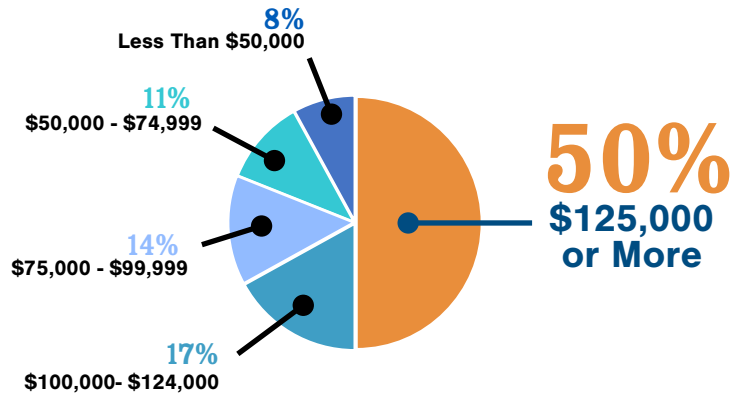
AFFLUENT  
STUDENT BODY  
FAMILIES





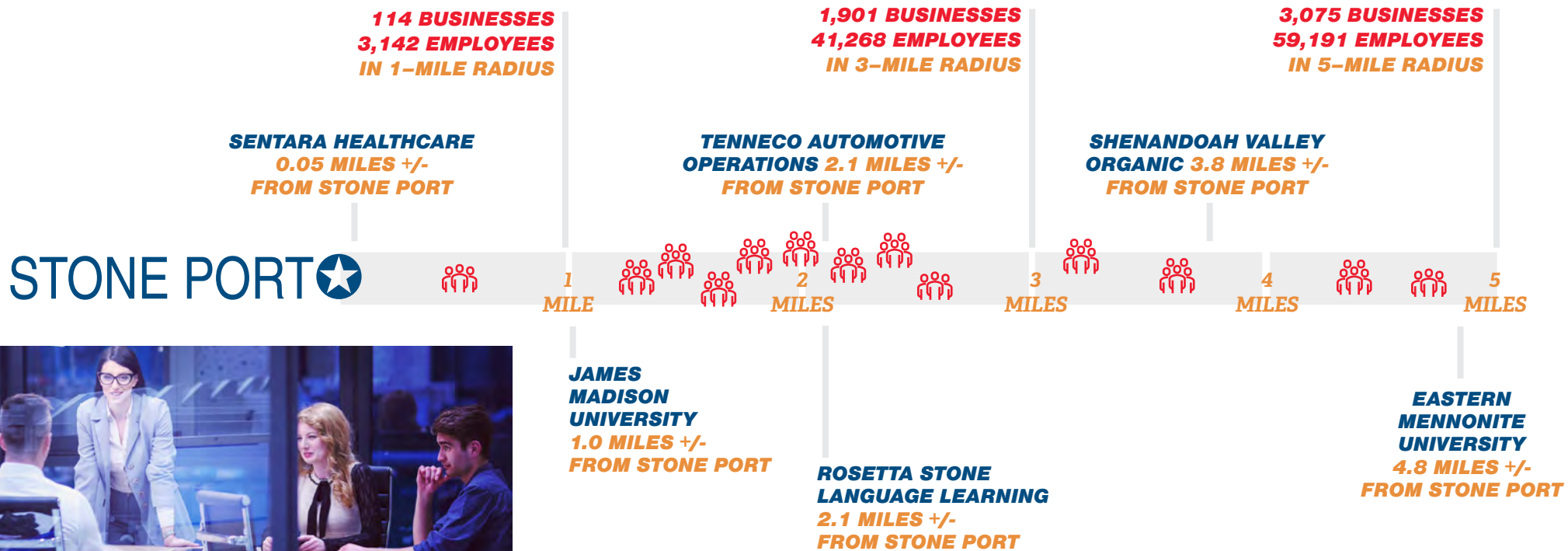
# STUDENT FAMILY INCOMES

**Students of JMU comes from some of the highest earning families in the U.S. 50% of students' families earn \$125,000 or more.**

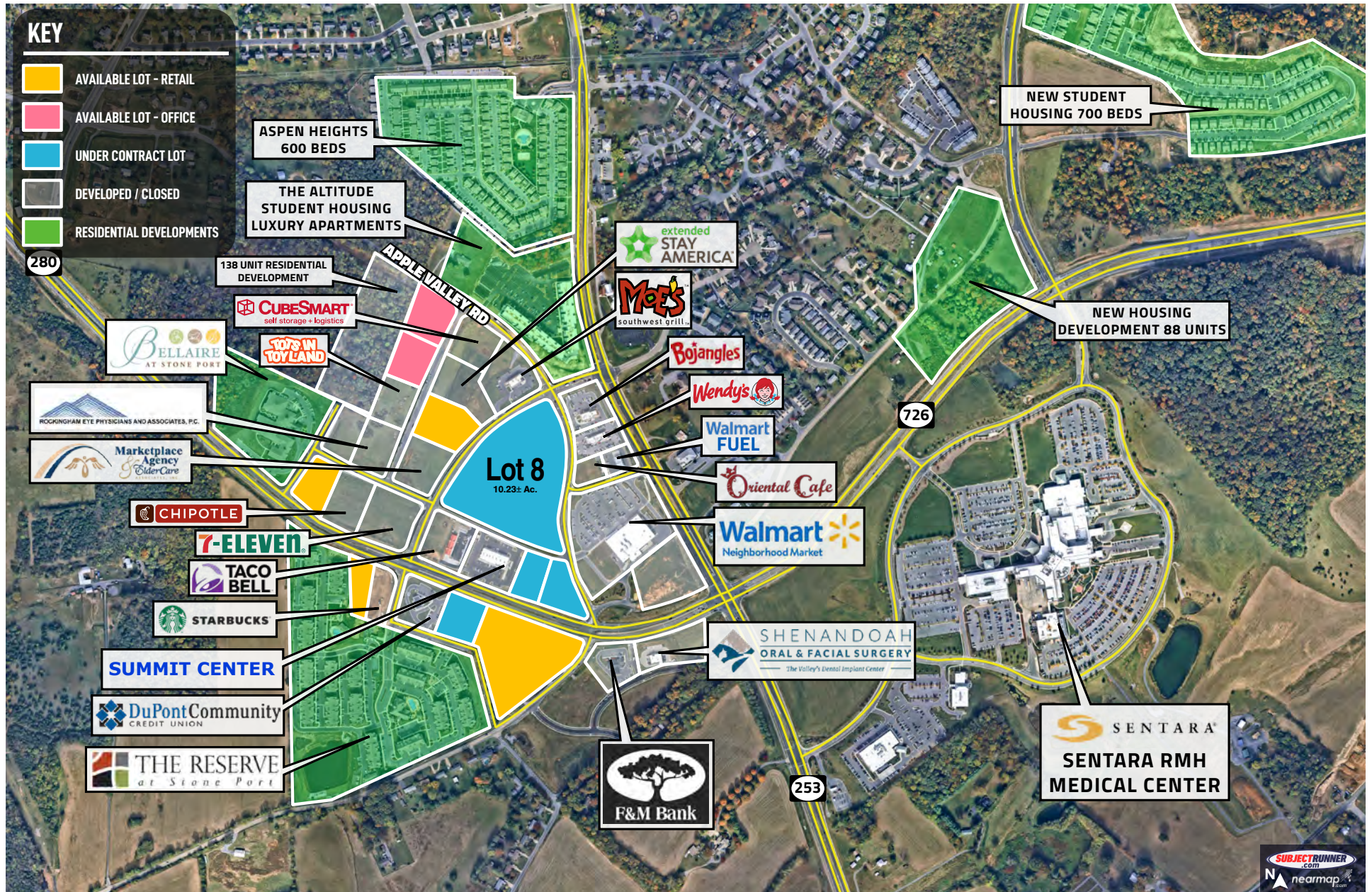


**James Madison University is 2 Miles from Stone Port with More than 22,000 Students & \$161.3 Million Average Annual Student Spending**

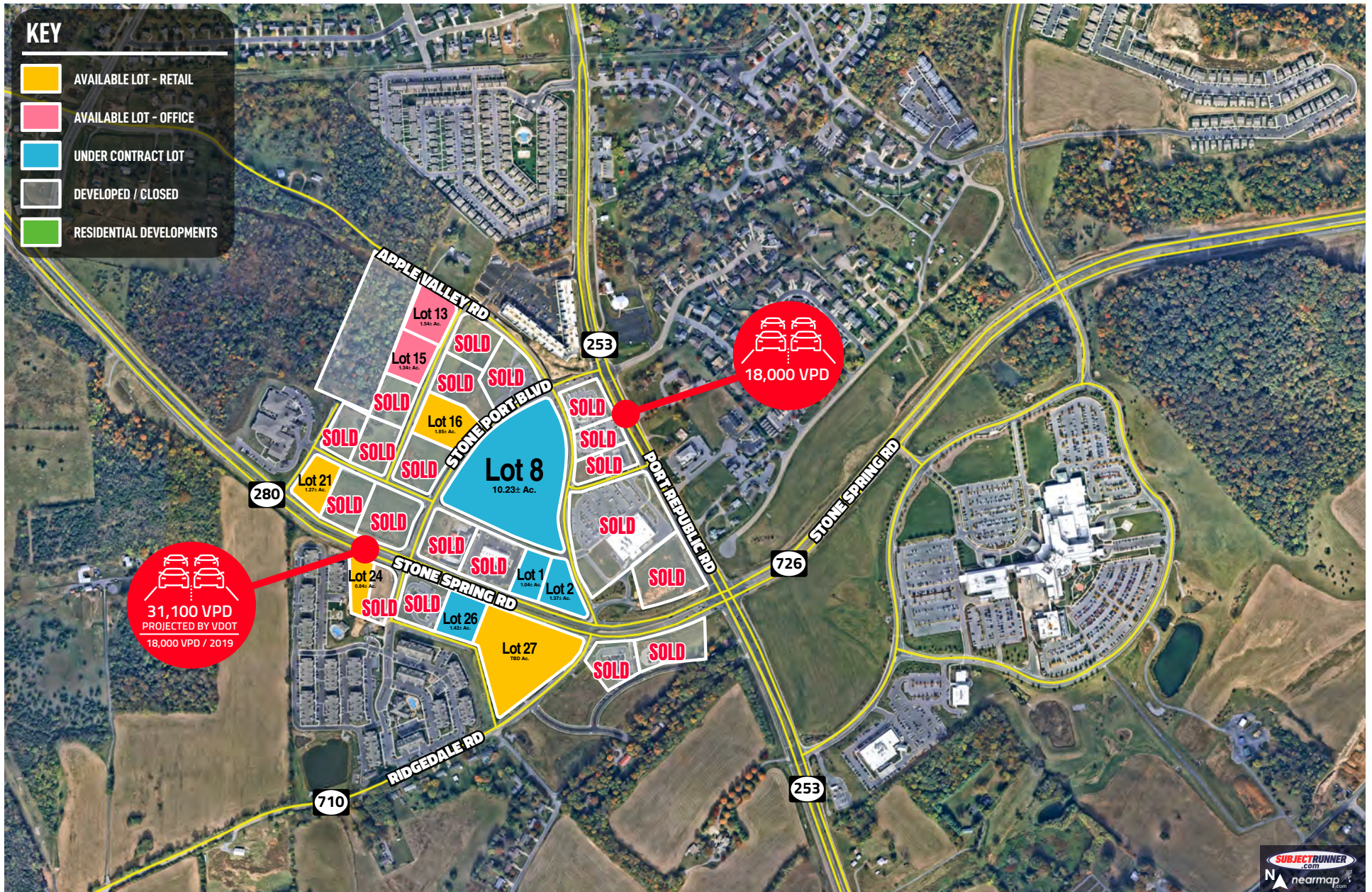
# MAJOR EMPLOYERS



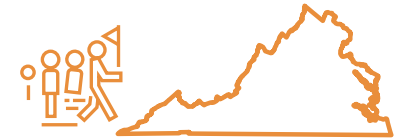
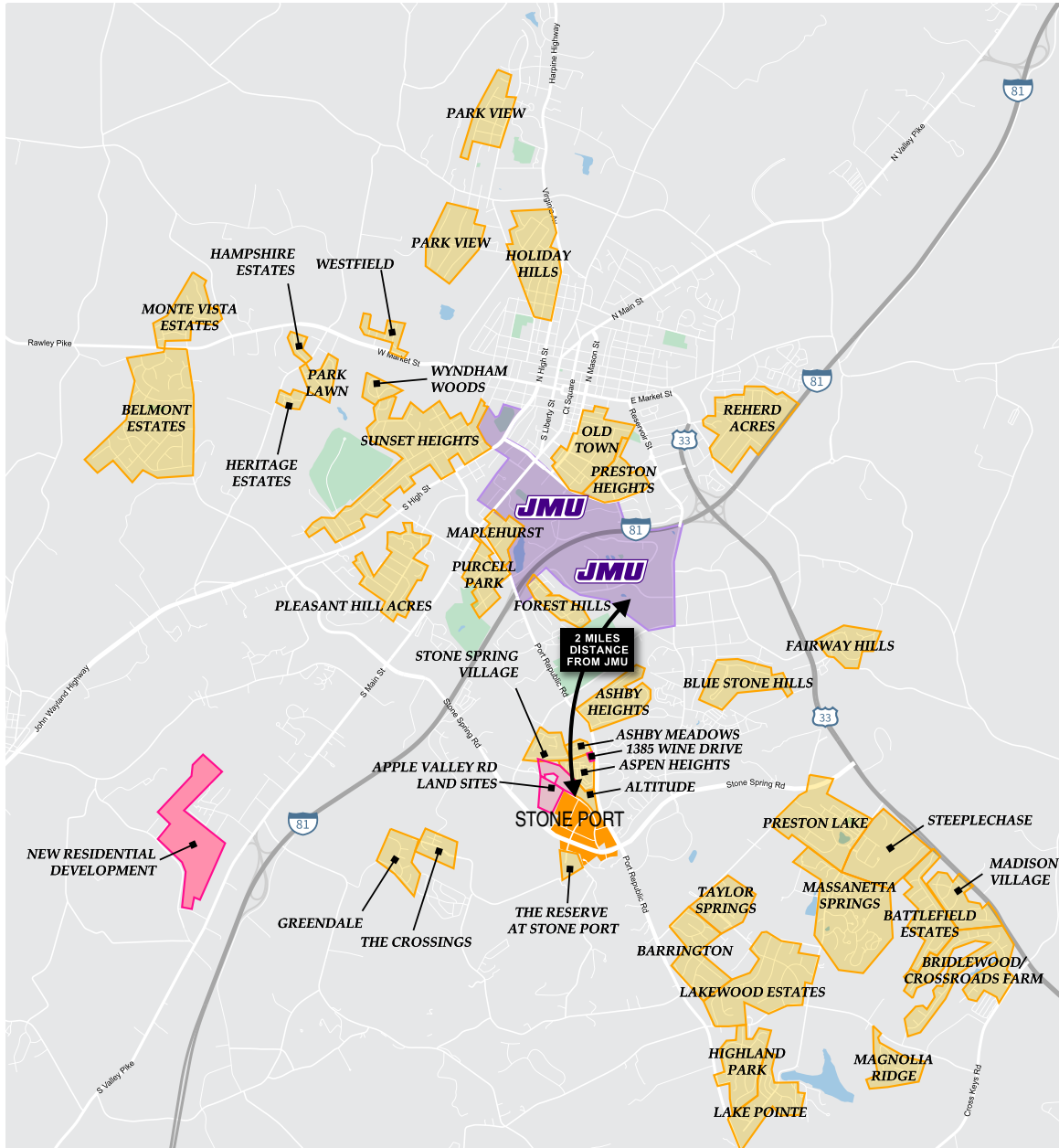
# STONE PORT AERIAL



# STONE PORT - LOT AVAILABILITIES



# AREA OVERVIEW



**Stone Port is located in the fastest growing section in the fastest growing City in Virginia (21% over the last decade).**



**More than 1400 new residential units/bed have been announced recently and a total of 3,200 new units/bed over the last two years within two miles of Stone Port.**



**JAMES MADISON UNIVERSITY**

**Additionally, the site is within 1.5 miles of Interstate 81, heavy SFR density, and 12000 James Madison University student beds.**

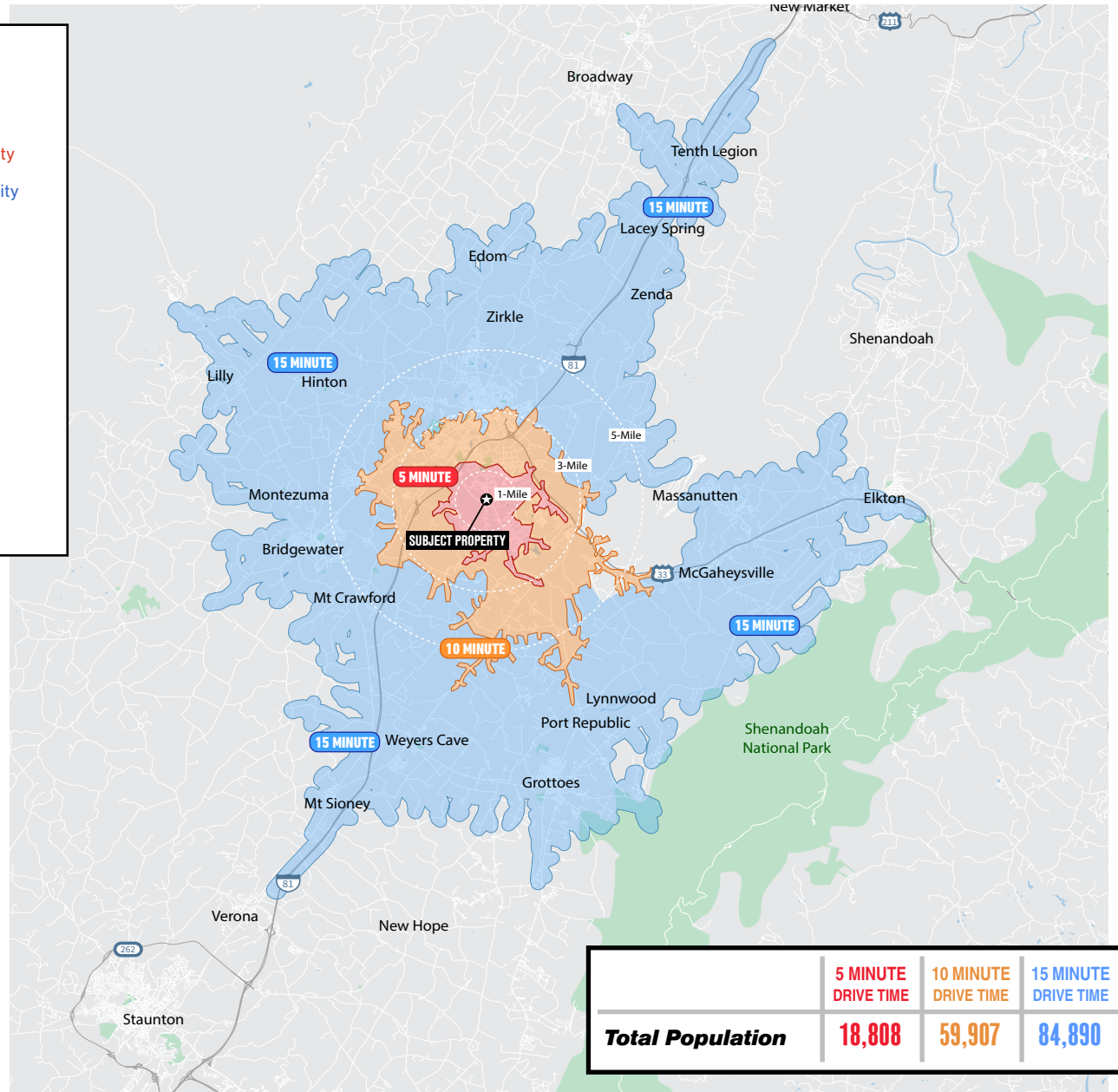
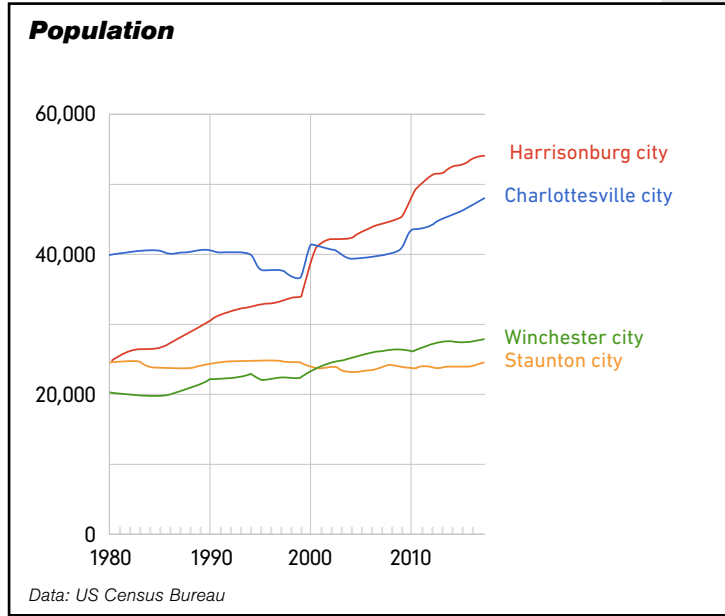


**Immediately across from Rockingham Memorial Hospital, which serves 200,000 patients annually and employs 2,400.**



Exclusively Listed By:  
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# DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
<b>Total Businesses:</b>	114	1,901	3,075
<b>Total Employees:</b>	3,142	41,268	59,191

	1 MILE	3 MILE	5 MILE
<b>Total Population:</b>	5,545	46,791	72,960

**Metro Population:** 137,959

	MEDIAN	AVERAGE
<b>Household Income: (Excluding Students)</b>	\$41,860	\$62,666

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
<b>Total Population</b>	<b>18,808</b>	<b>59,907</b>	<b>84,890</b>