



# EAST LURAY SHOPPING CENTER

## 3,200 SF SPACE AVAILABLE

8 EAST LURAY SHOPPING CENTER  
LURAY, VA 22835

Jim Guisewhite

540.325.0573

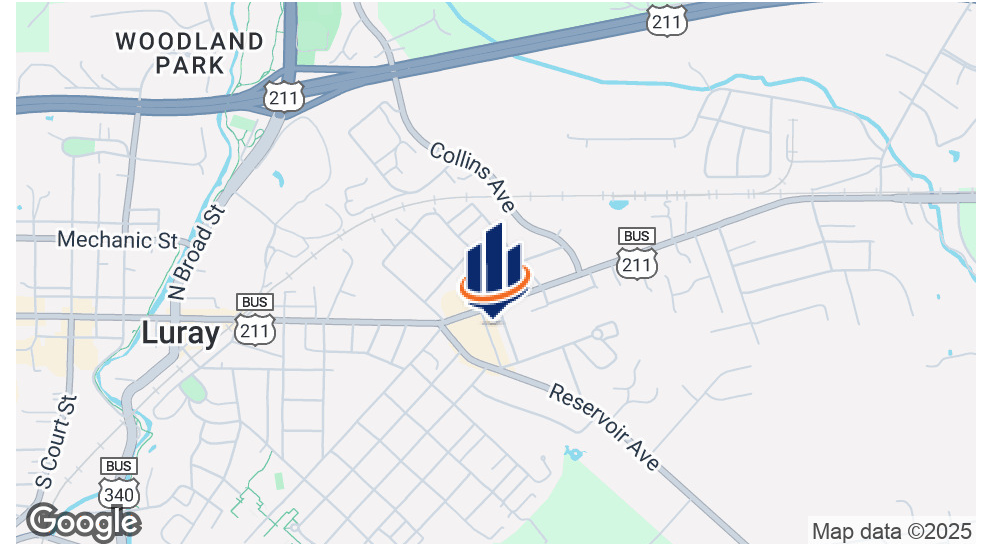
[jim.guisewhite@svn.com](mailto:jim.guisewhite@svn.com)

John Coontz

540.550.0206

[john.coontz@svn.com](mailto:john.coontz@svn.com)

# Property Summary



## PROPERTY HIGHLIGHTS

- Minimal competition on the East side of Luray
- Favorable property logistics to draw industrial and residential traffic
- Page County's designated as "Virginia's Cabin Capital" with than 500 vacation and rental properties

## OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,200 SF
Building Size:	90,445 SF

## PROPERTY DESCRIPTION

I'm writing to present an excellent opportunity to backfill a 3,200 sq ft in-line space in Luray, Virginia. The space is an open space, ideal for retail. Located in the East Luray Shopping Center, this space is centrally positioned within the residential and commercial communities that have long supported this anchored multi-tenant center.

Please consider joining the diverse shopping mix; Label Shopper, Dollar Tree, T-Mobile, Fitness, Auto parts and Restaurants that call the East Luray Shopping Center home. Bring your ideas to reality with an affordable lease rate of \$9.00psf NNN [\$0.69psf].

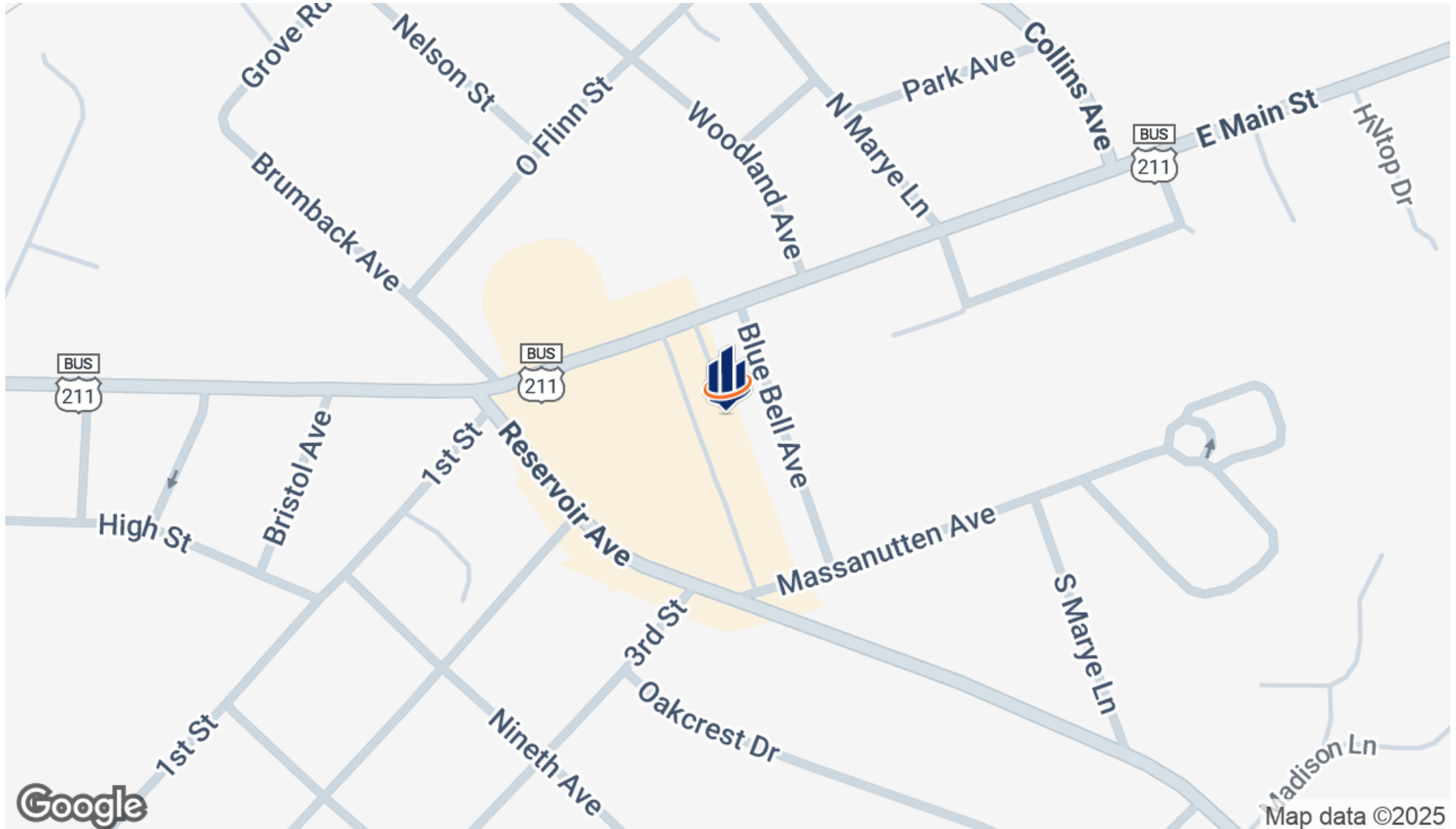
Luray is home to national distribution companies such as Wrangler, Lee Apparel and Anderson Windows. Now add tourism, as Luray is known as "Virginia's Cabin Capital" supported by Shenandoah National Park (known for the Skyline drive), Luray Caverns, Shenandoah River Adventures, Water Park and many additional points of interest.



# Additional Photos



# Location Map





# Demographics Map & Report

## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	9,659	19,913	40,065
Average Age	46	45	45
Average Age (Male)	45	45	44
Average Age (Female)	47	46	46

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	4,113	8,364	16,683
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$76,731	\$77,461	\$83,663
Average House Value	\$333,128	\$321,265	\$338,847

Demographics data derived from AlphaMap

