



**HARRISONBURG CROSSING**

Walmart Burlington

THE HOME DEPOT

BARNES & NOBLE

Michael's

ROSS DRESS FOR LESS

BEST BUY

petco

FIRST WATCH

Staples

LONGHORN STEAKHOUSE

Olive Garden

TRONCA

Krystal Kitchen

**JMU**

22,879 STUDENTS

**VALLEY MALL**

Costco WHOLESALE

Target

JCPenney

belk

DICK'S SPORTING GOODS

**SKYLINE VILLAGE**

KOHL'S MARTIN'S

ABC

Red Lobster

TAKE 5

cicis

BURGER KING

**SPOTSWOOD SQUARE**

Kroger

Starbucks

Firestone

TJ-maxx

planet fitness

**HARBOR FREIGHT**

Ashley HOMESTORE

Applebee's

ALDI

**SITE**

1.67 ACRES AVAILABLE

**HARRISONBURG OUTPARCEL**

EAST MARKET ST & COUNTRY CLUB LN  
HARRISONBURG, VA 22802



# HARRISONBURG OUTPARCEL

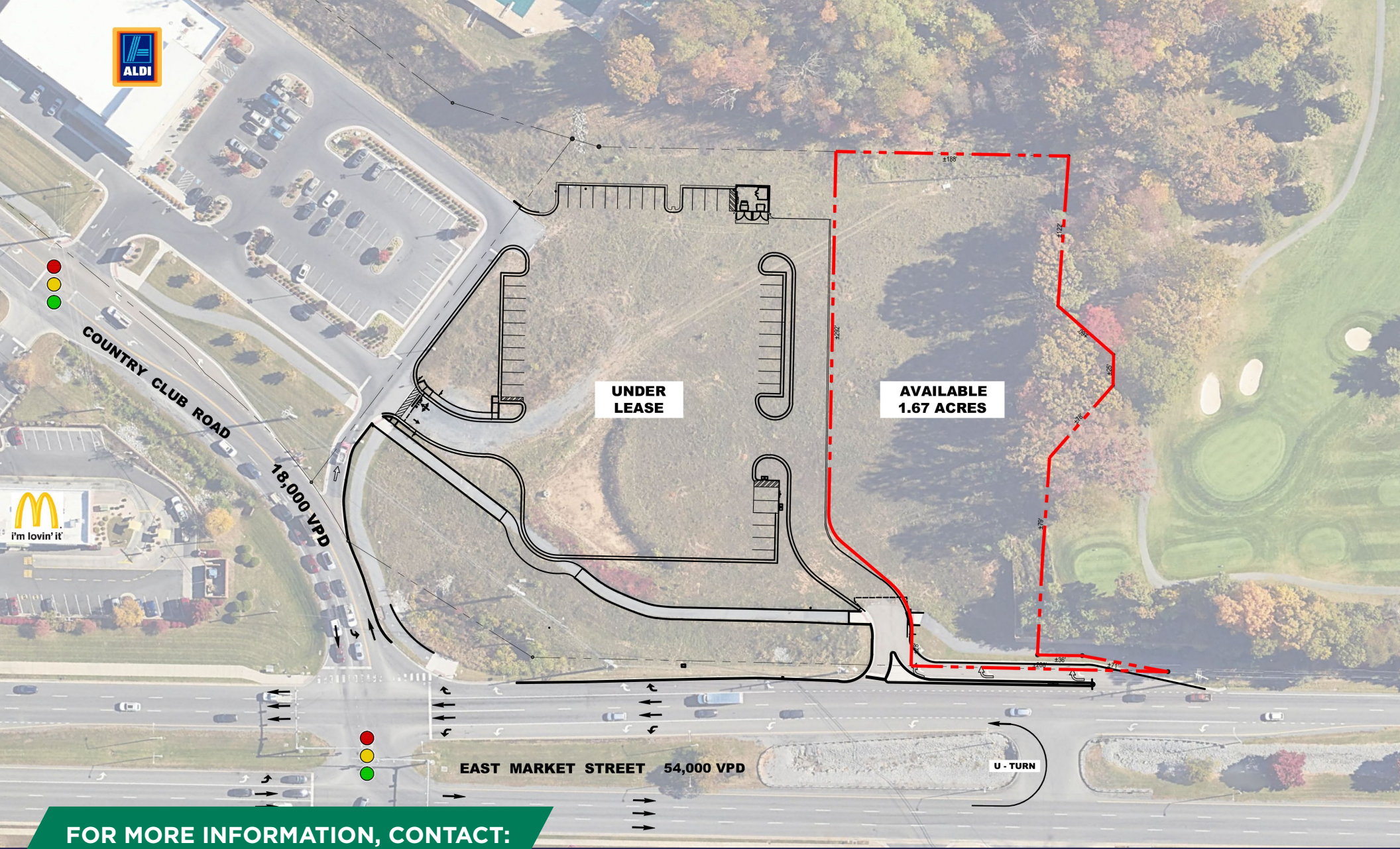
## Property Features

- 1.67 ACRES AVAILABLE
- Located next to new Aldi Grocery Store and across from Target, Kohls, Martins and Valley Mall (JC Penney, Belk, Old Navy, Dicks).
- Close proximity to James Madison University
- Signalized intersection
- 54,000 VPD - E. Market Street
- 18,000 VPD - Country Club Road
- Please call for pricing



## Neighborhood Demographics

	TOTAL POPULATION	DAYTIME POPULATION	MEDIAN HH INCOME	SOME COLLEGE & ABOVE
<b>1 MILE</b>	4,694	13,475	\$53,447	63.9%
<b>3 MILES</b>	52,827	63,011	\$62,816	61.2%
<b>5 MILES</b>	73,699	87,632	\$64,958	60.2%



**UNDER  
LEASE**

**AVAILABLE  
1.67 ACRES**

**COUNTRY CLUB ROAD**

**18,000 VPD**

**EAST MARKET STREET 54,000 VPD**

**U - TURN**

**FOR MORE INFORMATION, CONTACT:**

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