

1.4 ACRE LOT EXPANDABLE TO 3.9 ACRES ON SE CONNECTOR

2775 Ridgedale Rd | Harrisonburg, VA 22801

PROPERTY HIGHLIGHTS:

- » One of the last available hard corners remaining.
- » Located on the Southeast Connector (31,100 VPD upon buildout.), serviced by Port Republic Road (18,000 VPD), and 1.6 miles from Interstate 81 Exit 245.
- » Fastest growing and highest density single family residential sections within close proximity to the immediate south and east (3,200 new beds/units approved or completed within 1.5 miles).
- » 12,000 student beds within 1.5 miles with an additional 1,300 units under development within sight distance.

PROPERTY OVERVIEW:

Acre	1.4 Acres
Zoning	A2
Access	Stone Spring Rd (18,000 VPD)
Expansion	Up to 3.9 Acres

PRICE:

- » \$999,500

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AREA MAP AND DEMOGRAPHICS

Radius Ring Demographics:

	1 Mile	3 Mile	5 Mile
2023 Total Population	4,298	44,480	72,759
2028 Total Population	4,596	45,459	73,870
2023 Total Daytime Population	6,252	55,754	88,370

Drive Time Demographics:

	5-Minute	10-Minute	15-Minute
2023 Total Population	17,603	56,381	86,502
2028 Total Population	18,133	57,376	87,742
2023 Total Daytime Population	16,868	69,564	103,194

Placer Demographics:

120,000 Trade Area Population

Traffic Counts:

18,000 Vehicles Per Day on Stone Spring Road

18,000 Vehicles Per Day on Port Republic Rd

