

# 1,850 SF RETAIL SPACE AVAILABLE FOR LEASE

291 University Blvd | Harrisonburg, VA 22801

## PROPERTY OVERVIEW:

1,850 sf retail space in one of the most productive strip centers in the market with co-tenancy including Buffalo Wild Wings and Dunkin' Donuts. One half mile to James Madison University with 22,000 students and 8,200 employees and located within the heart of Harrisonburg's primary office and commercial district.

Acre	2.05 Acres
Zoning	B2
Access	University Blvd (20,000 ADT)
Rent Rate	\$28
CAM	\$9.96

## PROPERTY HIGHLIGHTS:

- » One of the top performing retail locations in the market with excellent co-tenancy.
- » Retail ready location with key infrastructure already in place
- » Located in the center of the primary retail triangle in Harrisonburg
- » Within site distance of the Regal Cinemas and JMU's United Bank Center.

## AREA INFO:

The immediate trade area includes 130,000 consumers in addition to James Madison University (22,000 students). The actual trade area far exceeds this number as Harrisonburg serves as a regional destination for shopping and employment.

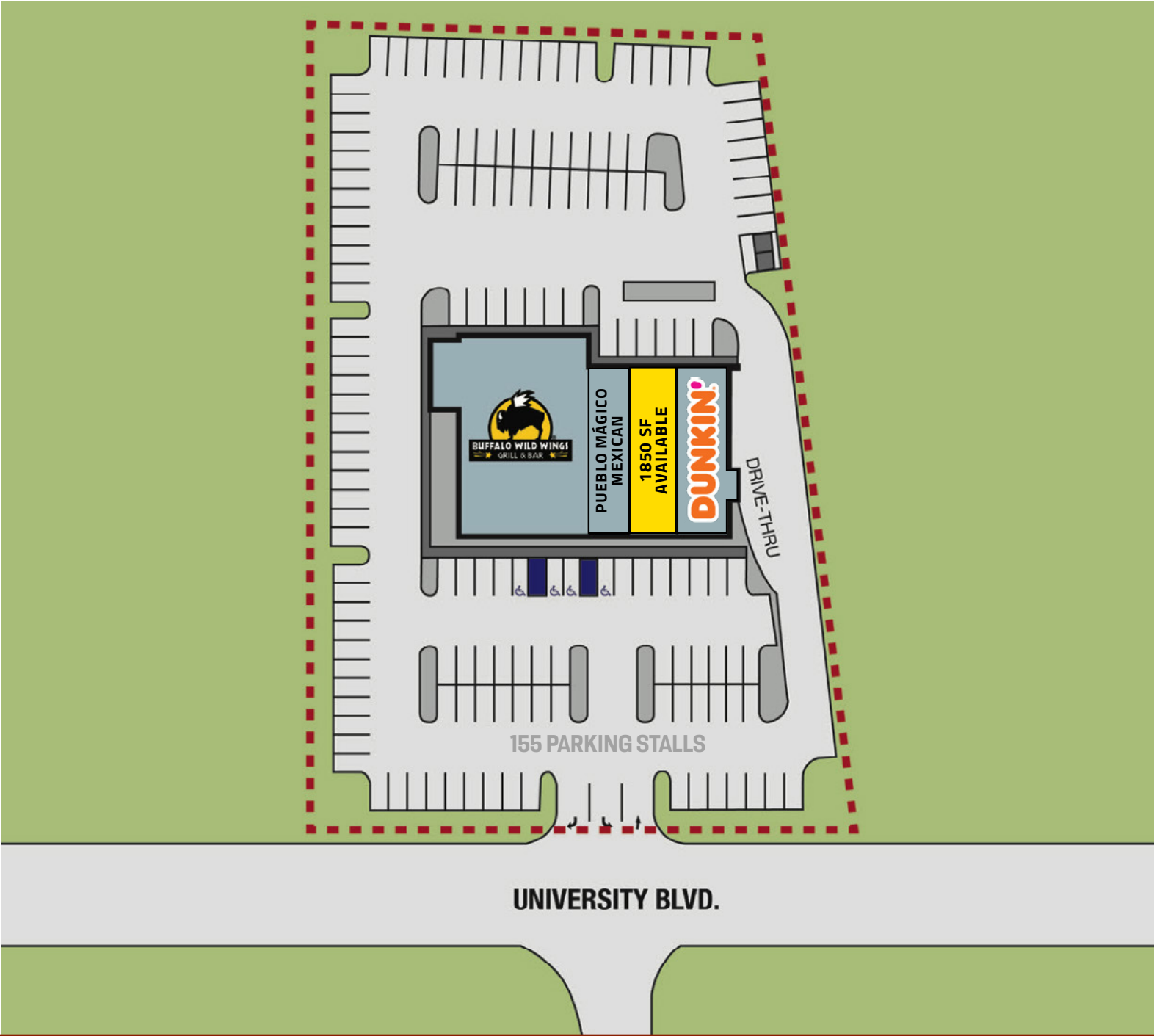
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## AREA MAP AND DEMOGRAPHICS

### 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:

**200,000** Trade Area Population

### Traffic Counts:

**20,000** Vehicles Per Day on University Blvd

