



## NEARBY RETAILERS



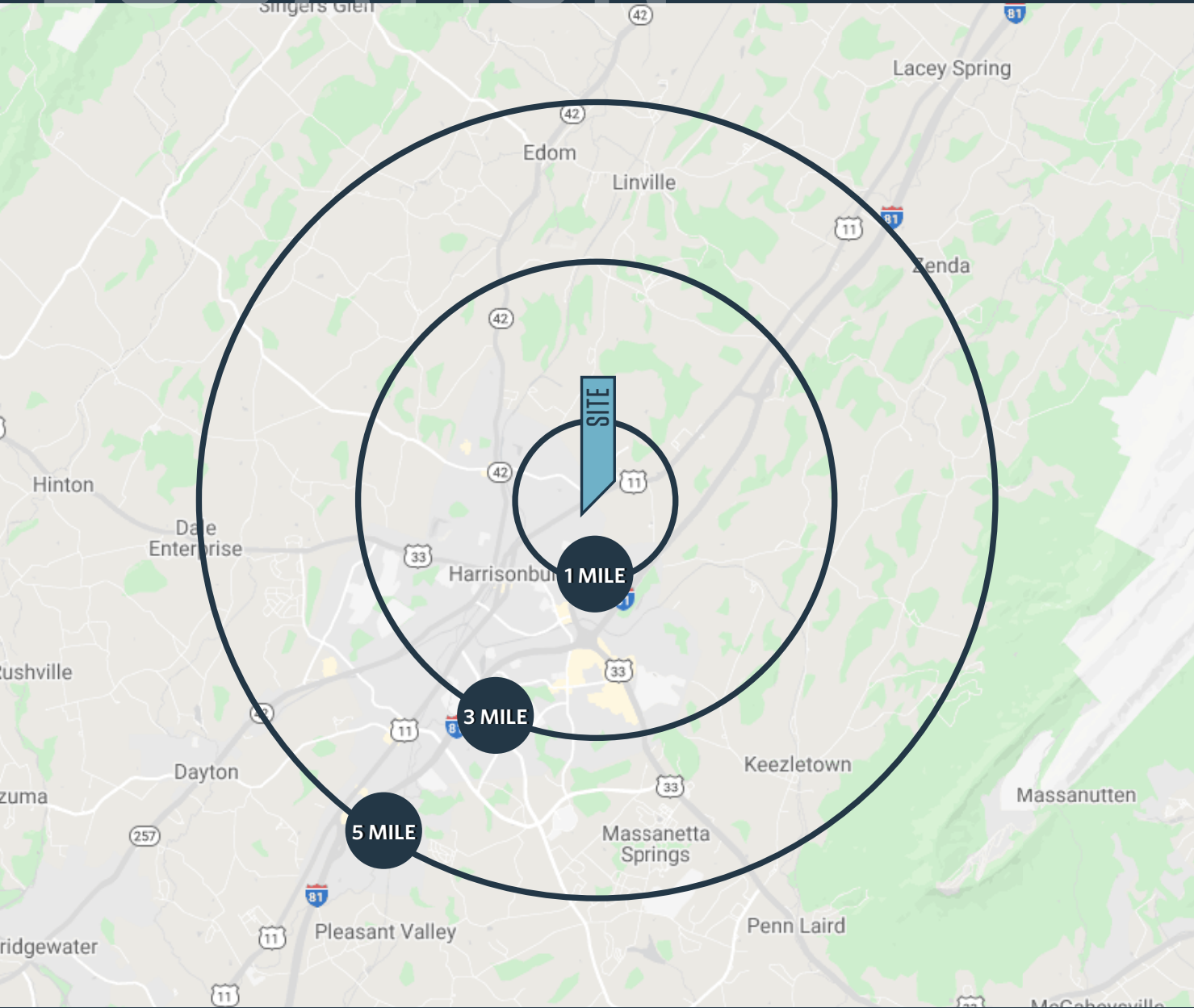
## RETAIL FOR LEASE

- Pads with drive-thru available for ground lease.
- Approximately 5.75-acre new retail development.
- Located at signalized intersection of N. Valley Pike (Rt. 11) & Mt. Clinton Pike.
- Critical mass of retail (19,300 SF).
- Only 2 miles from James Madison University (22,000 students).
- Split Zoned: B-1 (City of Harrisonburg) & B-2C (Rockingham County)

# LOCATION

# NORTH GATEWAY PLAZA

RT. 11 & MT. CLINTON PIKE, HARRISONBURG, VA 22802, ROCKINGHAM COUNTY



## DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
7,010	42,881	69,728
Daytime Population		
5,494	50,888	77,383
Households		
2,673	13,775	24,373
Average HH Income		
\$66,169	\$72,357	\$78,906

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

Mt. Clinton Pike	7,974 ADT
Lee Hwy./N. Valley Pike	9,420 ADT

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# SITE PLAN

# NORTH GATEWAY PLAZA

RT. 11 & MT. CLINTON PIKE, HARRISONBURG, VA 22802, ROCKINGHAM COUNTY



CITY OF HARRISONBURG ZONING: B-1

ROCKINGHAM COUNTY ZONING: B-2C

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# CLOSE-UP

# NORTH GATEWAY PLAZA

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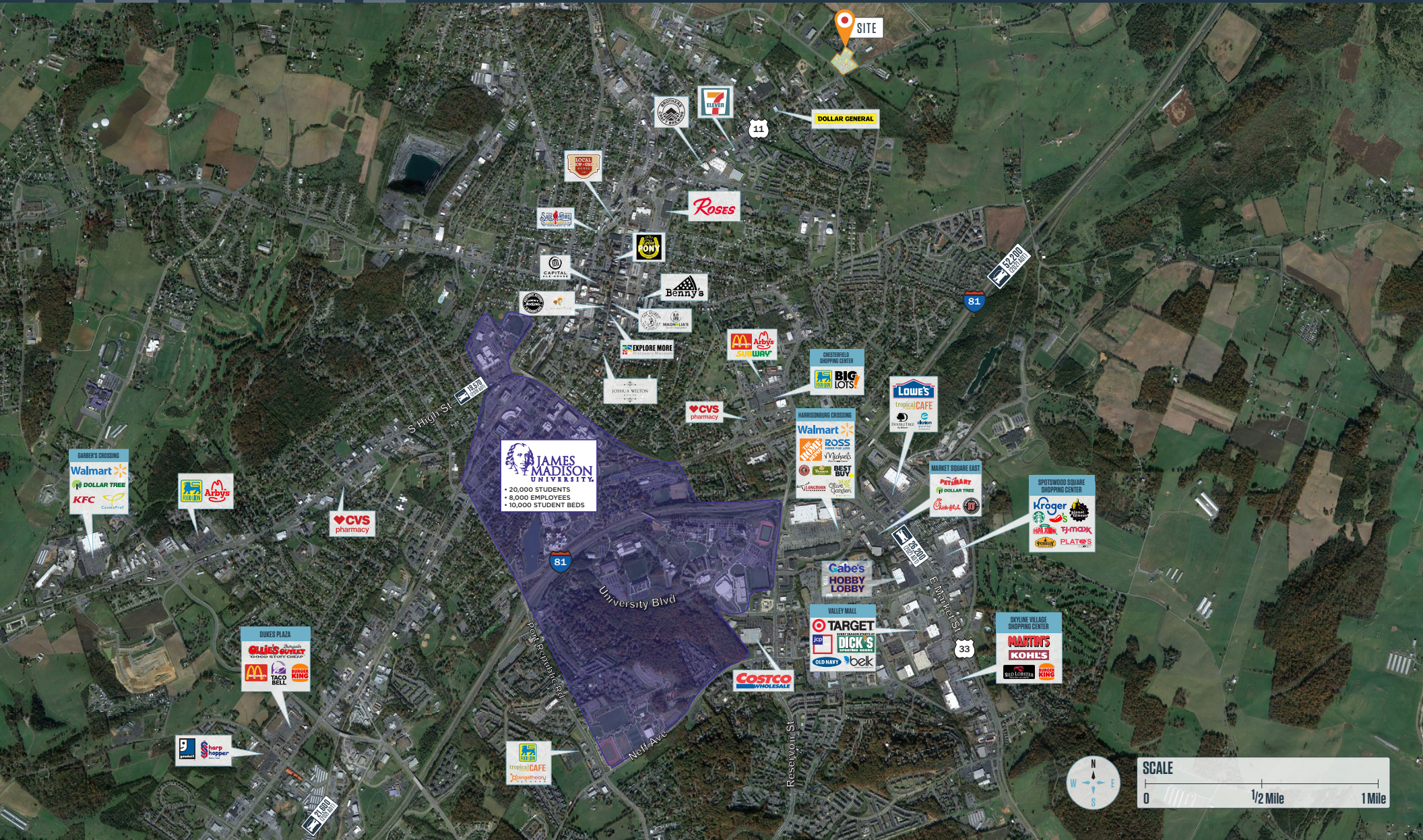
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## FOR MORE INFORMATION, PLEASE CONTACT:

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