

**SITE FOR SALE**

# **9.89 ACRES COMMERCIAL HARRISONBURG, VIRGINIA**

**Great Business and Retail Location  
Growing City and College Town**



**540-432-9477**

**[www.forbesdevelopmentllc.com](http://www.forbesdevelopmentllc.com)**



**EXIT  
247A**



**James Madison  
University**

**Bridgewater  
College**

**Eastern  
Mennonite  
University**

**Blue Ridge  
Community  
College**



33 EAST - A WEST - B  
HARRISONBURG

LOWE'S

JMU ISAT  
JAMES MADISON UNIVERSITY

VALLEY MALL  
BAM! BOOKS & MEDIA  
JCPenney  
belk  
DICK'S SPORTING GOODS  
TARGET  
50+ Stores and Shops

MARTINIS

KOHLS

COSTCO

7-Eleven

Neff Ave.

University Blvd.

Evelyn Boyd Ave.

Burgess Rd.

Linda Lane

Country Club Rd.

33

33

33

81

EXIT 247

**HOBBY LOBBY**

**PET SMART**

**THE HOME DEPOT**

**Chick-fil-A**

**Krispy Kreme**  
DOUGHNUTS

**Shell**

**Olive Garden**

**Wendy's**  
HANDCUTS

**COOK-OUT**

**TACO BELL**

**tropical**  
SMOOTHIE  
**CAFE**  
eat better. feel better.

**Comfort INN**

**DOUBLE TREE**  
BY HILTON

**Howard Johnson**  
HOTEL

**9.89 Acres**  
**B2**

**LOWE'S**

**CANDLEWOOD**  
SUITES



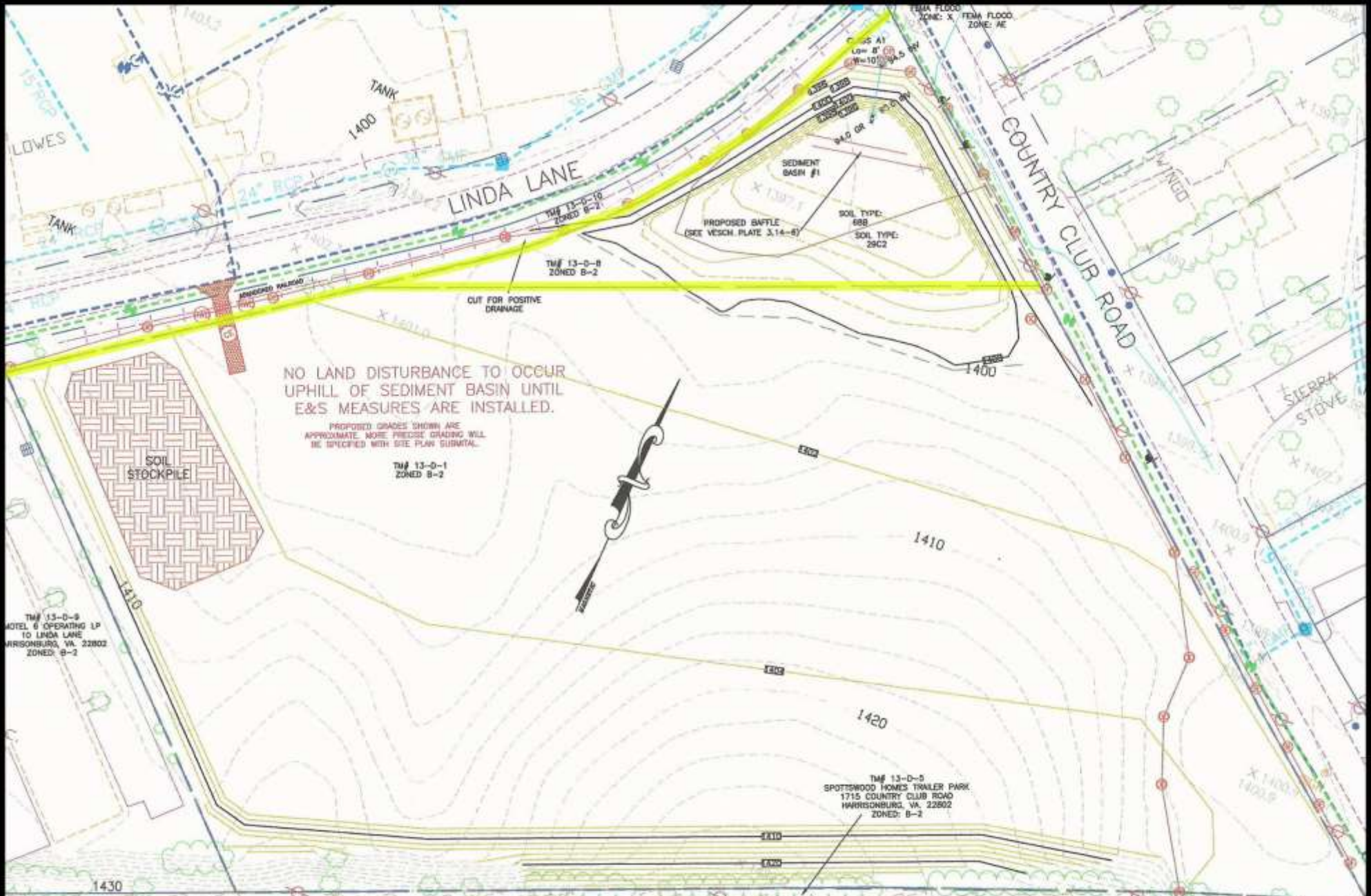
- E ELECTRIC
- W WATER LINES
- SANITARY LINES
- STORM SYSTEM
- EXISTING PROPERTY LINE

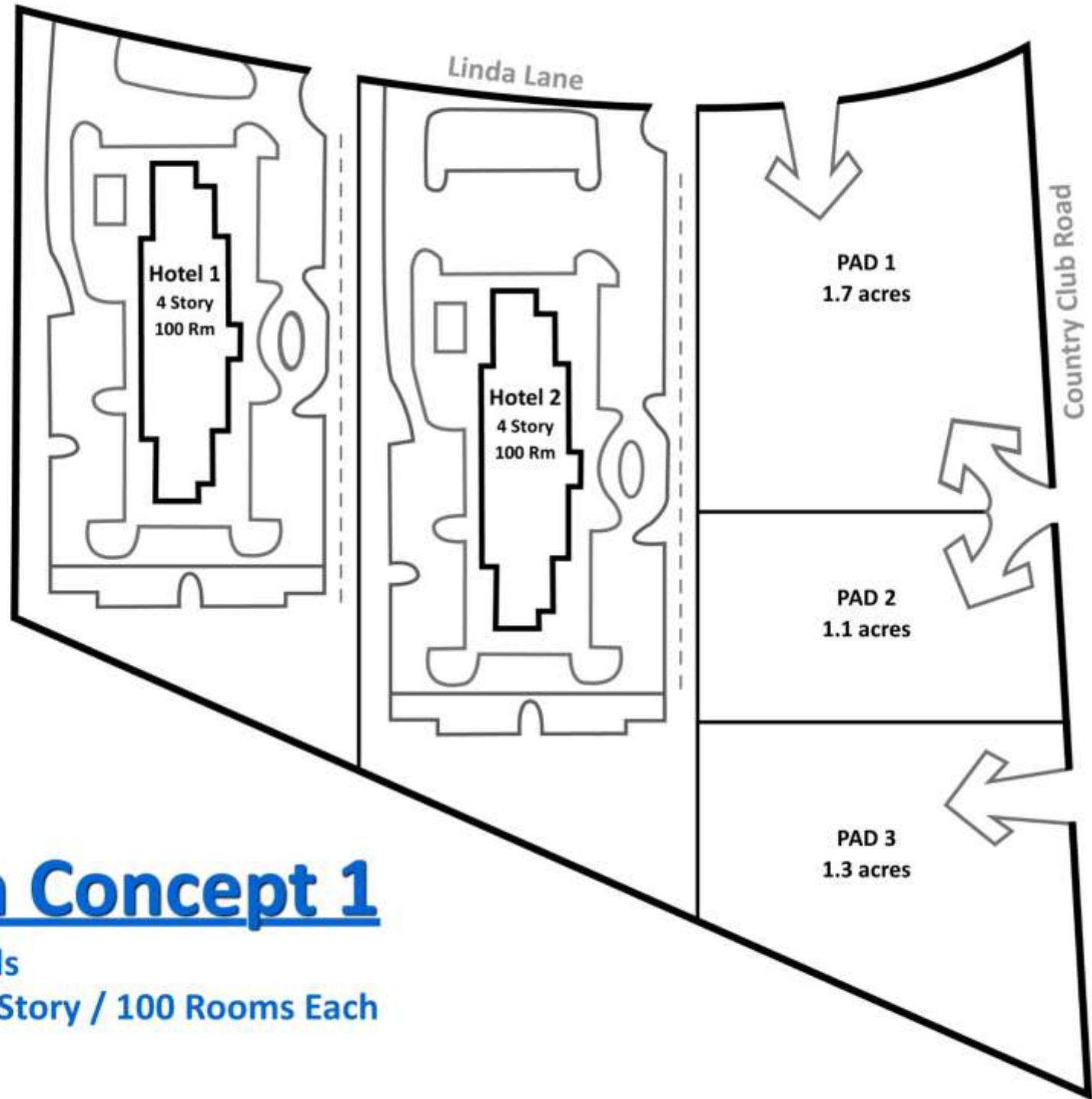
- EXISTING BUILDING
- EXISTING ROAD/PARKING
- EXISTING CONTOURS
- 42 PROPOSED CONTOURS
- 1284 PROPOSED SPOT ELEVATION
- + 28.5 PV

# LEGEND

- CONSTRUCTION ENTRANCE
- OUTLET PROTECTION
- SILT FENCE
- DIVERSION DIKE
- RIGHT OF WAY DIVERSION

- DISTURBED AREA
- SOIL TYPE SEPARATION
- DRAINAGE FLOW

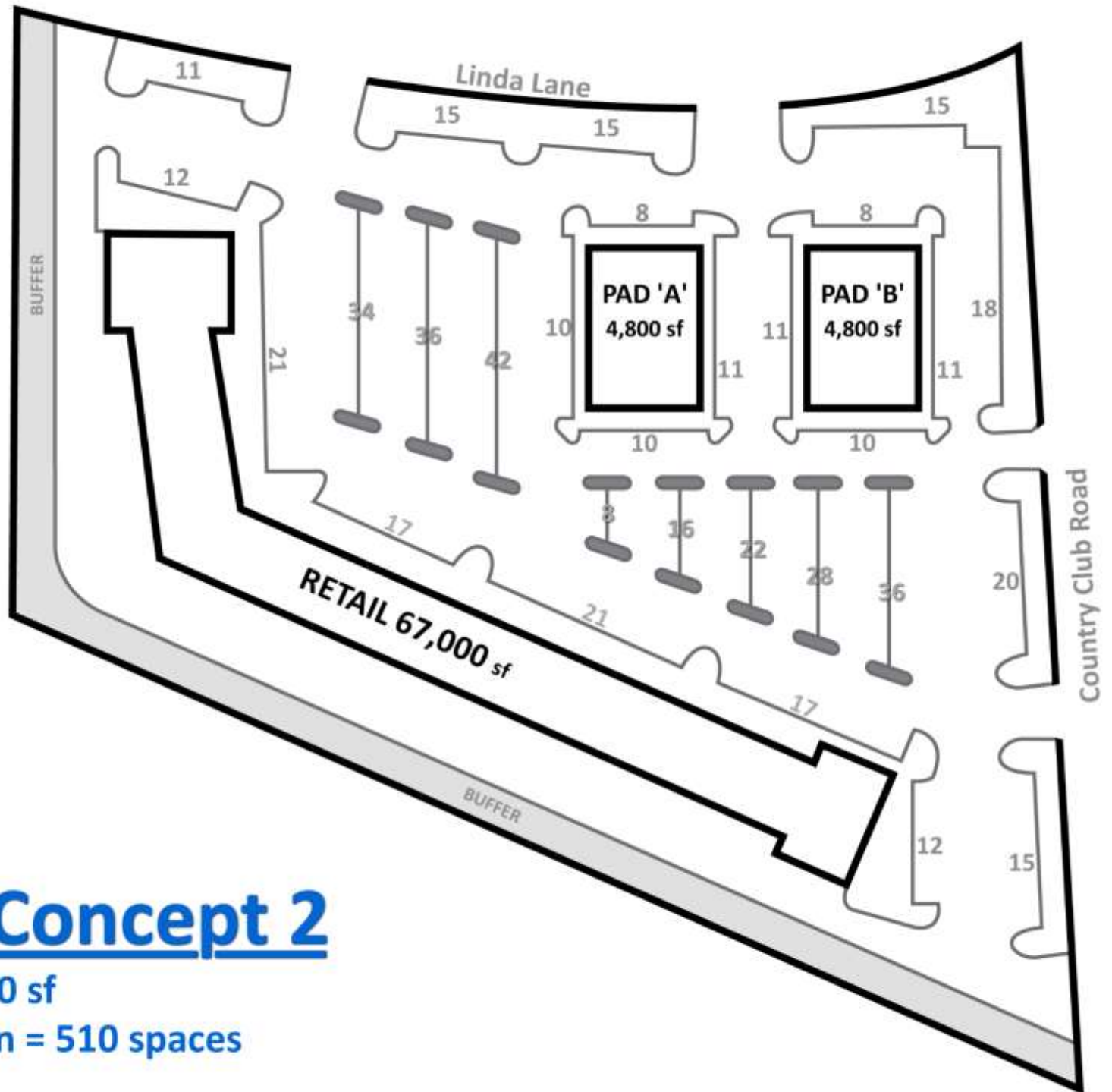




# Site Plan Concept 1

Total Retail - 3 Pads

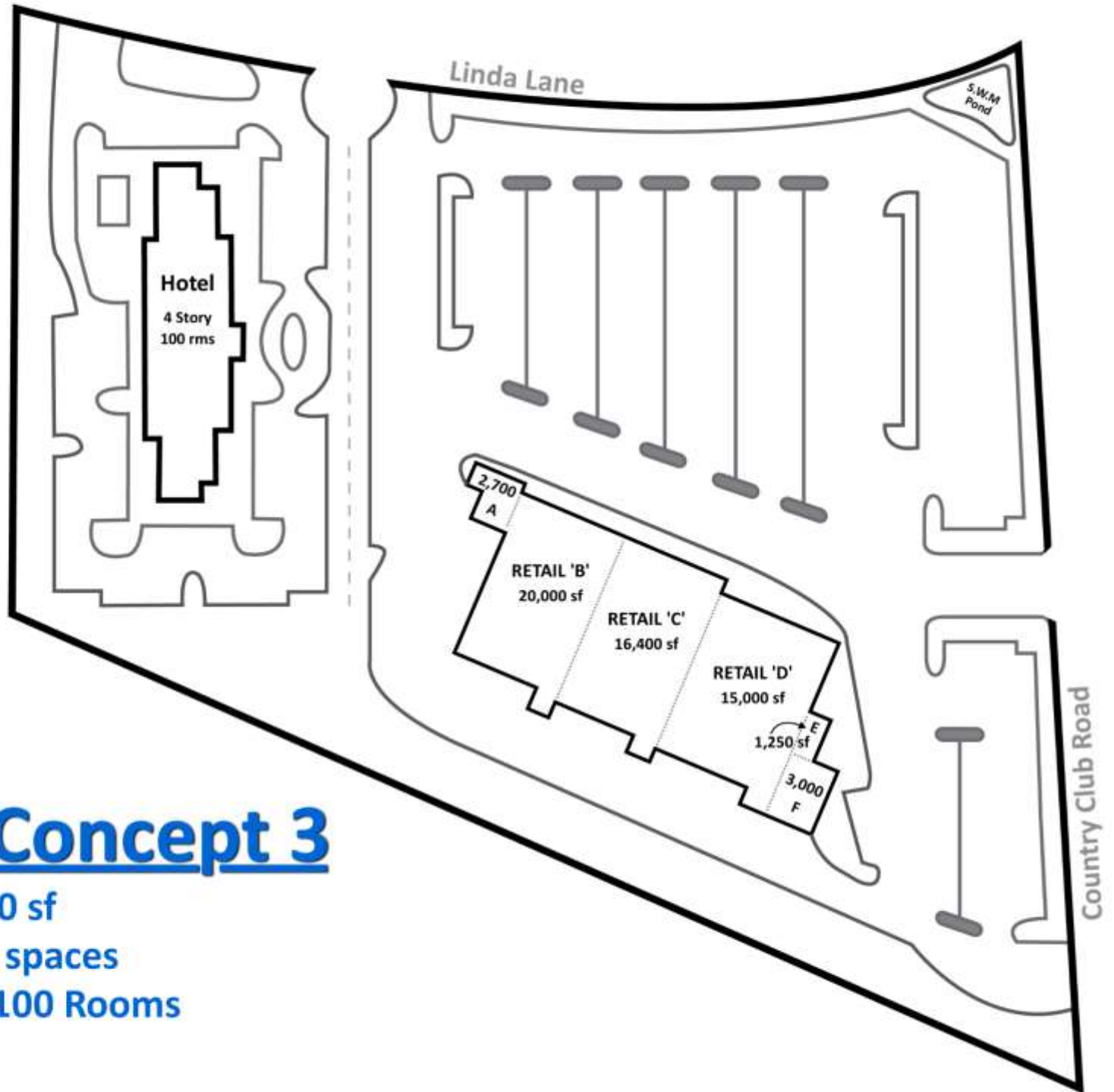
Two Hotels - Four Story / 100 Rooms Each



## Site Plan Concept 2

Total Retail = 76,600 sf

Total Parking shown = 510 spaces



## Site Plan Concept 3

Total Retail = 58,350 sf

Total Parking = 352 spaces

Four Story Hotel = 100 Rooms