

## 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).
- Zoning: B-1C (Rockingham County) [Click For Zoning Ordinance](#)
- Zoning: B-2C (City of Harrisonburg) [Click For Zoning Ordinance](#)

ALEX WILLNER

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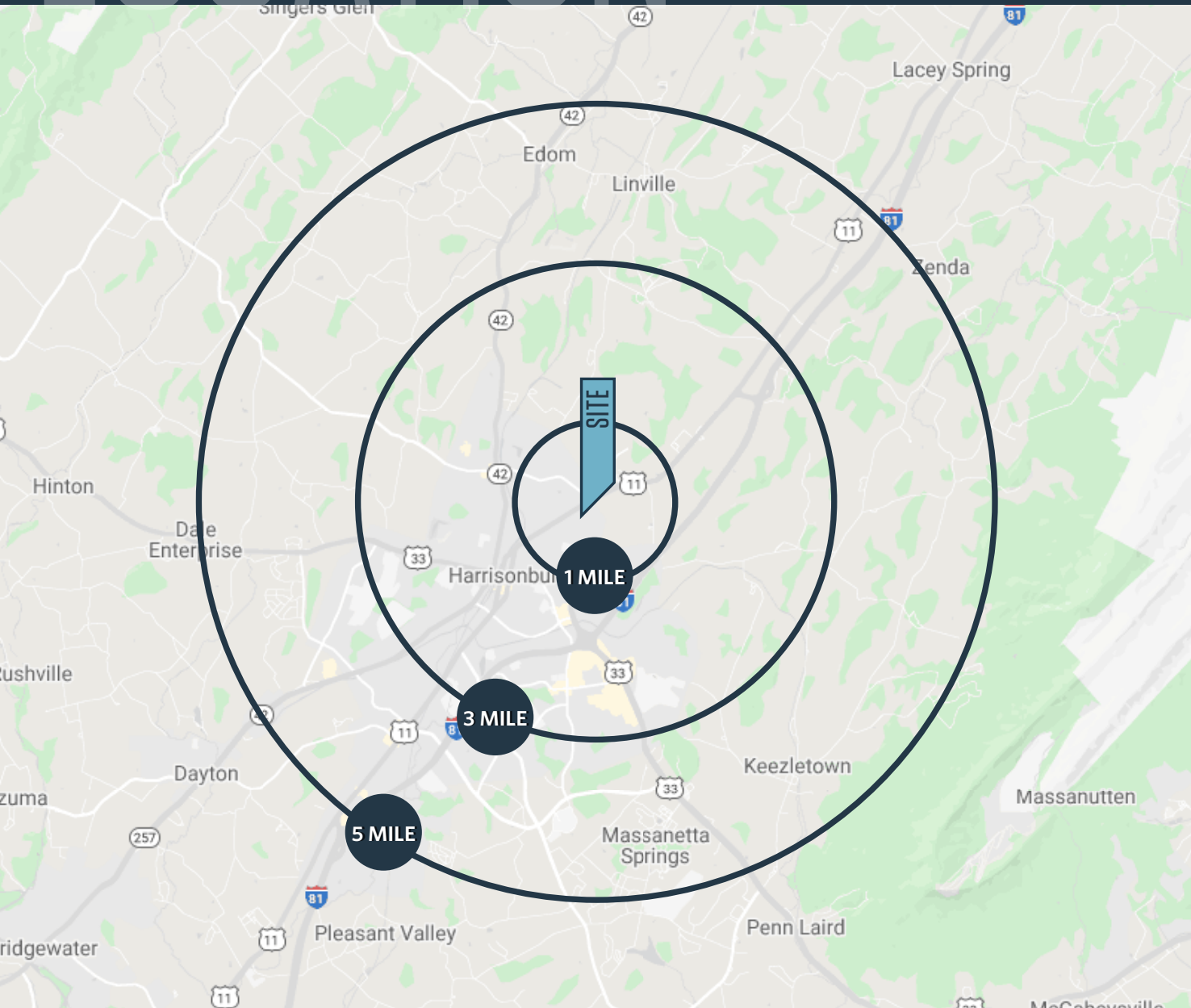
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# LOCATION

## NORTH GATEWAY PLAZA

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



### DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
6,732	41,955	70,198
Daytime Population		
4,855	53,826	82,326
Households		
2,587	13,581	24,726
Average HH Income		
\$69,468	\$80,967	\$88,564

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023:

Mt. Clinton Pike	9,657 ADT
Lee Hwy./N. Valley Pike	8,990 ADT

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# SITE PLAN

## NORTH GATEWAY PLAZA

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# CLOSE-UP

## NORTH GATEWAY PLAZA

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## FOR MORE INFORMATION, PLEASE CONTACT:

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