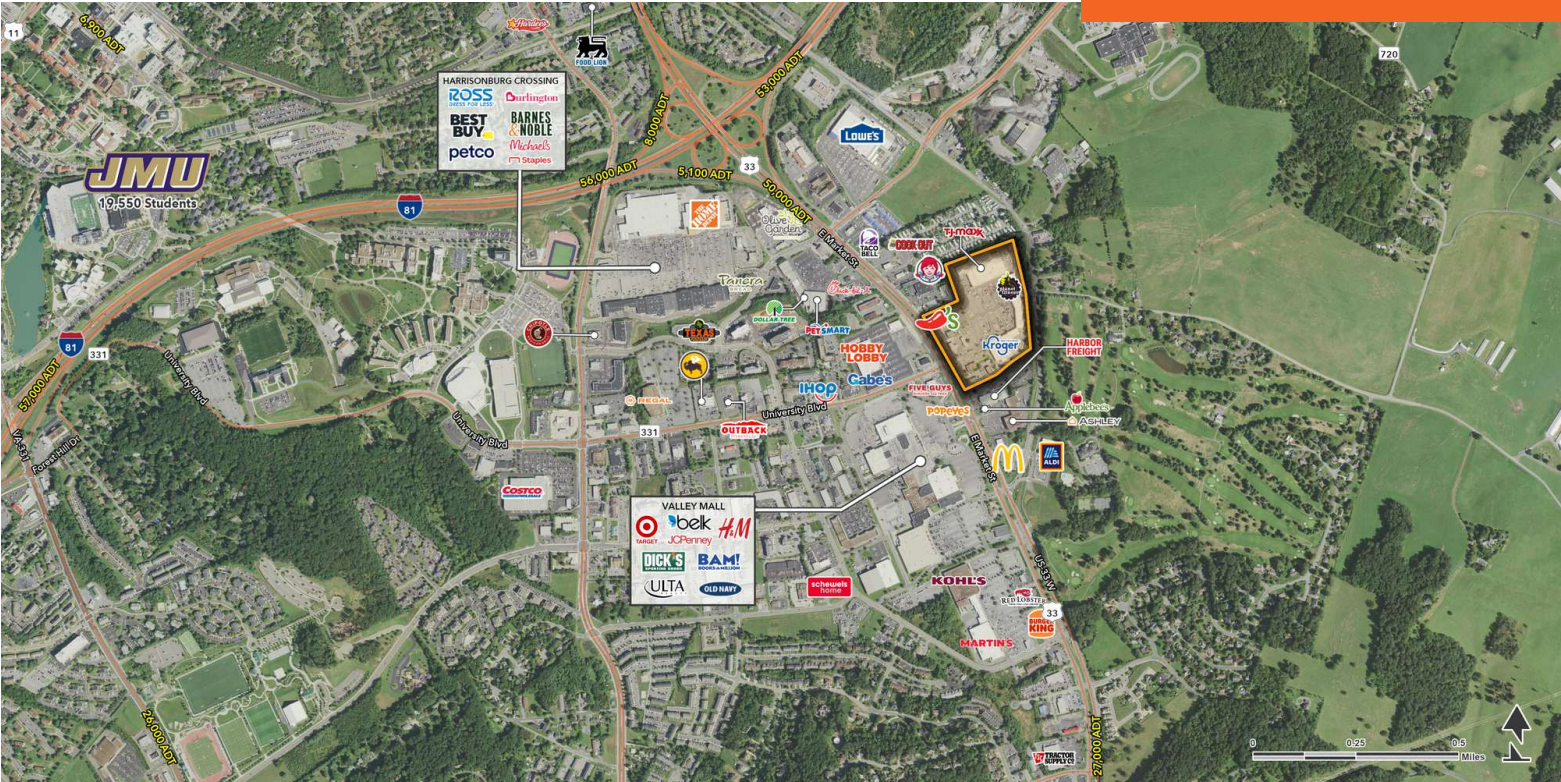


SPOTSWOOD VALLEY SQUARE SHOPPING CENTER

1790 E MARKET ST, HARRISONBURG, VA 22801

FOR LEASE



LOCATION DESCRIPTION

Close proximity to I-81 in primary retail corridor of Harrisonburg, VA

PROPERTY HIGHLIGHTS

- Available spaces are: 28,044 SF, 1,596 SF & 1,260 SF
- 1 mile from James Madison University (+/- 20,000 students)
- Center anchored by Kroger, TJ Maxx & Planet Fitness
- Diverse mix of national, regional and local retailers
- Traffic Count (ADT): E. Market Street - 50,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,544	53,448	73,377
Households	1,216	18,349	25,819
Median HH Income	\$53,326	\$62,079	\$64,987
Avg HH Income	\$71,757	\$86,620	\$91,562

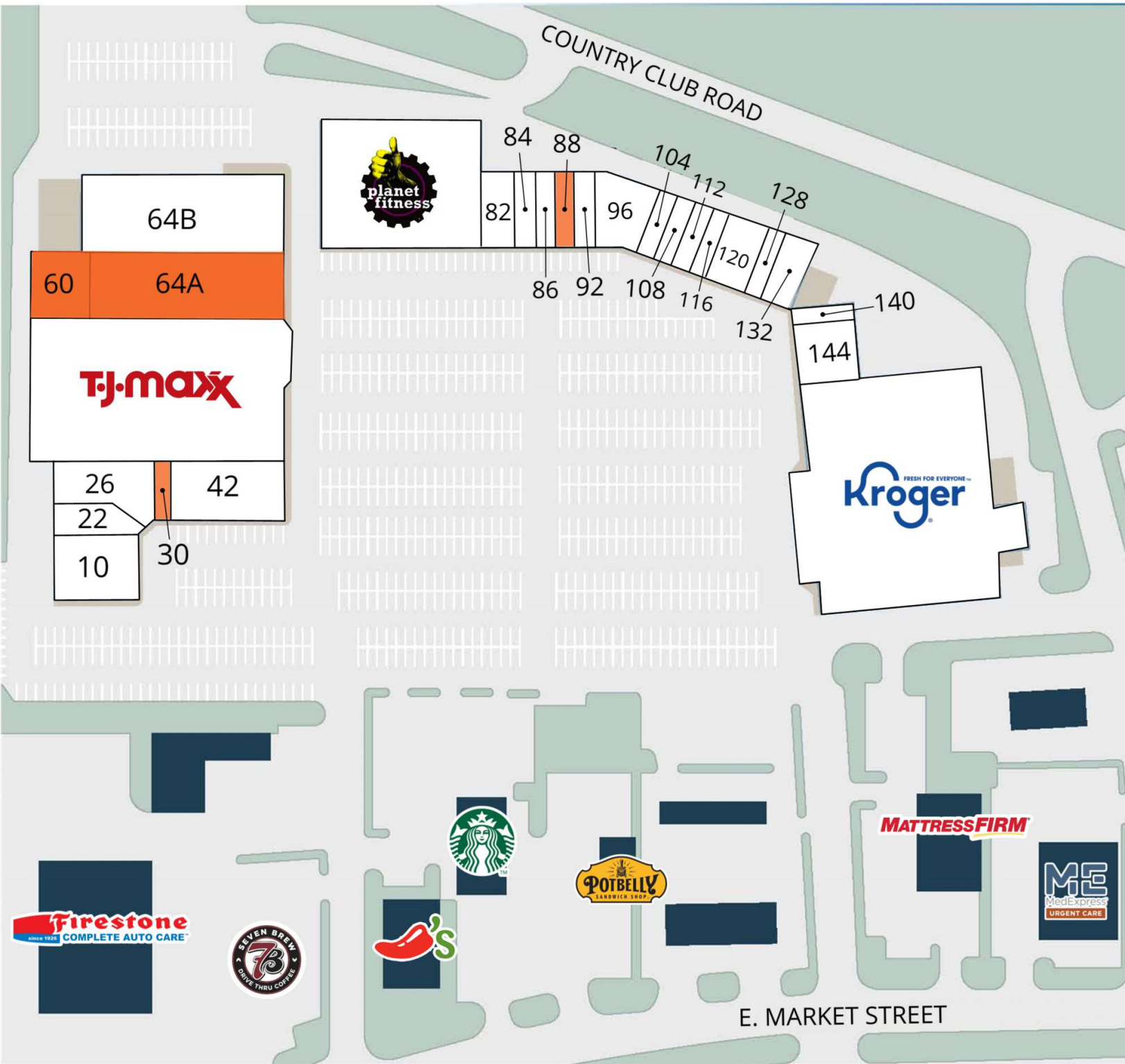


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SUITE	TENANT NAME	SPACE SIZE
10	Buddy's Home Furnishings	5,610 SF
22	Dixie Pawn	2,250 SF
26	Virginia Lottery	4,886 SF
30	Available	1,260 SF
42	Plato's Closet	7,200 SF
60	Available	14,226 SF
64A	Available	13,818 SF
60 & 64A	Available	28,044 SF
64B	RMH Medical Group	18,292 SF
74	Planet Fitness	23,500 SF
82	Affordable Dentures	3,360 SF
84	Max Cleaners	1,680 SF
86	Mariner Finance	1,680 SF
88	Available	1,596 SF
92	Blue Ridge Eye Assoc.	1,600 SF
96	Once Upon a Child	4,612 SF
104	Papa Johns	1,400 SF
108	Tammy's Nails	1,400 SF
112	Sally Beauty	1,400 SF
116	Epic Glass & Vape	1,050 SF
120	Sakura Japanese	3,500 SF
128	The Hair Cuttery	1,050 SF
132	Puppu City	2,800 SF
140	iBrow Designer Style	900 SF
144	Style Encore	4,500 SF
A10	Kroger	49,319 SF



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