

A photograph of a Marshall's retail store. The building is a single-story structure with white horizontal siding and a green metal roof. The 'Marshall's' logo is prominently displayed in large blue letters on the front facade. The entrance features a set of glass doors. To the left of the entrance, there are stacks of cardboard boxes. To the right, there are some dark-colored items, possibly clothing or bags, hanging or stacked. The foreground shows a dark asphalt parking lot with white painted lines and a blue handicapped parking symbol.

Marshall's

LURAY

1462 US HIGHWAY 211 W
LURAY, VA 22835

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	43,312 SF
Available SF:	1,487 - 1,800 SF
Lot Size:	10 Acres
Year Built:	1972
Zoning:	Commercial
Market:	Northern Virginia
Submarket:	Luray, Page County
APN:	42A8 A 5A

PROPERTY OVERVIEW

Luray Shopping Center is the dominant shopping center along Rte. #211 near Walmart. The center is anchored by Food Lion, Marshall's Department Store, Tractor Supply and CVS. The outparcels add to the regional shopping draw; Truist Bank, Taco Bell and Dollar General. We have the following spaces available for immediate delivery; 900sf, 1,487sf and two 1,800sf in line spaces. Landlord is open to all commercial uses in this center. Offered at \$12.00psf NNN! Landlord holds a Virginia Real Estate License.

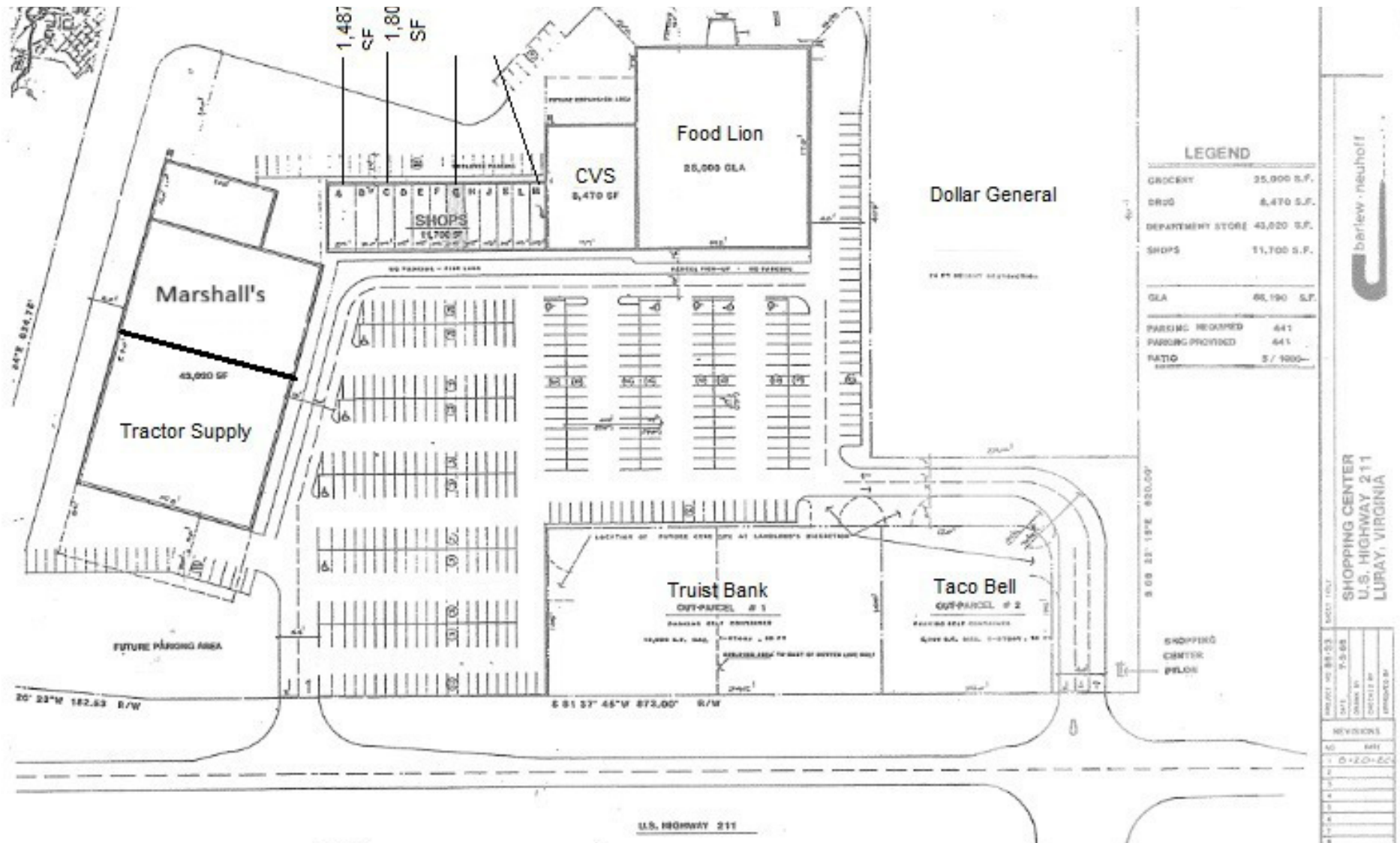
PROPERTY HIGHLIGHTS

- Highly visible center along Rte. #211 near Luray Caverns
- The primary grocery anchored shopping center in Luray area
- Grocery, Retail, Farming and Pharmacy retain traffic to this center
- Brand New Marshall's Department Store Opens Fall 2025

Additional Photos



Additional Photos



Lease Spaces



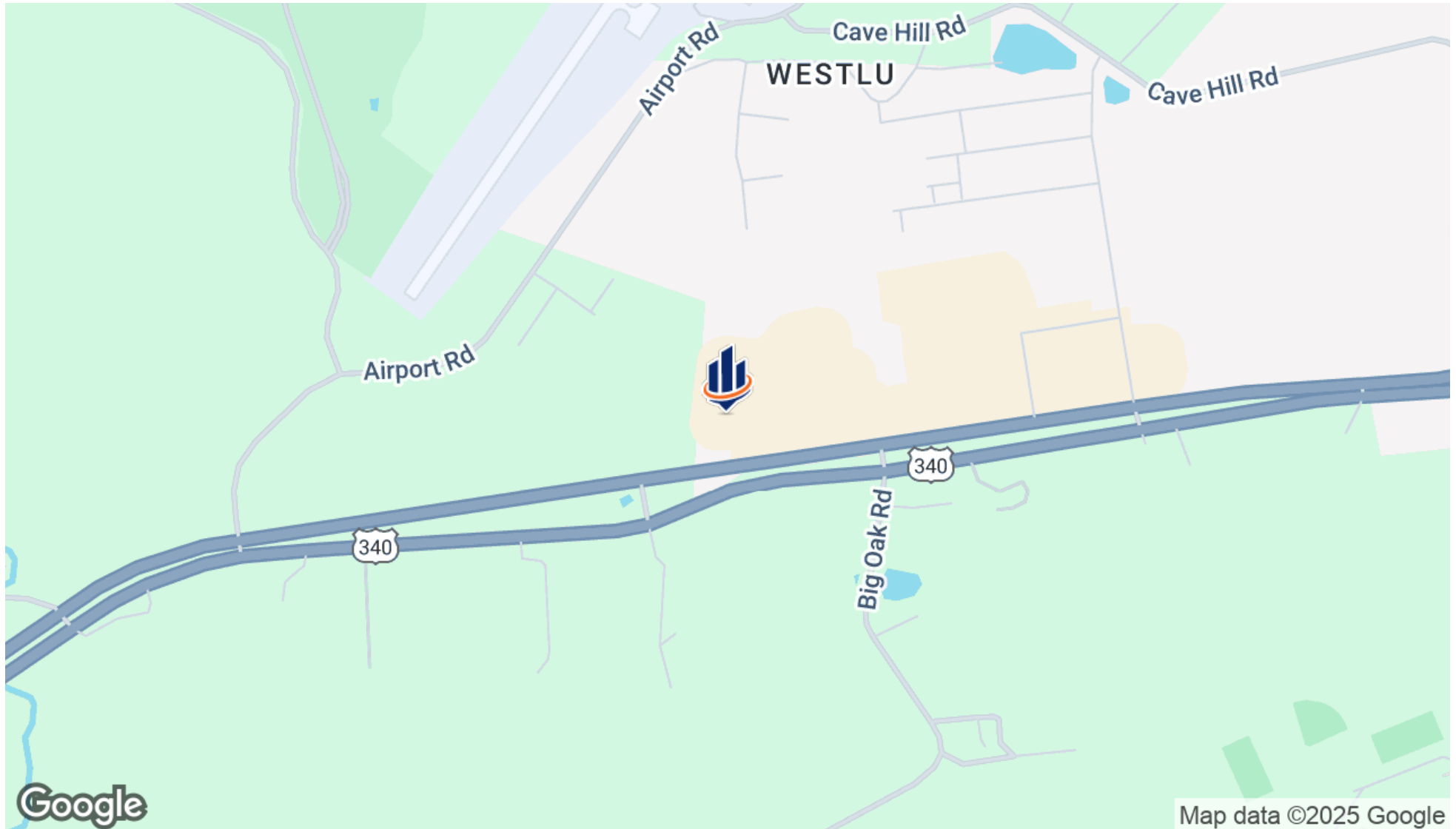
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,487 - 1,800 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite A	1,487 SF	NNN	\$12.00 SF/yr
Suite C	1,800 SF	NNN	\$12.00 SF/yr

Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,436	25,262	49,634
Average Age	48.1	47.0	46.0
Average Age (Male)	47.5	46.8	44.7
Average Age (Female)	45.9	46.3	46.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,231	12,397	23,981
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$50,656	\$52,037	\$75,813
Average House Value	\$291,822	\$230,076	\$226,659

2020 American Community Survey (ACS)

