

PRIME RETAIL PROPERTY WITHIN WALKING DISTANCE TO JMU

350 University Blvd, Harrisonburg, VA 22801

FORMER ISLAND WING RESTAURANT AVAILABLE FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$19,000 Per Month NNN
Building Size:	7,110 Square Feet w/ Drive Thru
Lot Size:	2.09 Acres
Zoning:	B2
Renovated:	2021
Parking:	Paved Striped 149 Parking Stalls
MLS#:	668190 (Sale) 668189 (Lease)



PROPERTY OVERVIEW

The former Island Wing is located in Harrisonburg, Virginia less than one mile from Interstate 81 on one of the area's primary commercial corridors, University Blvd (20,000+ADT). Excellent feeder roads and just off the campus of James Madison University (22,000 students) place it among the most desirable locations in the market. Totally overhauled in 2021, the 7,110sf structure features a high capacity kitchen/bar; a dining area that seats approximately 304; and building systems capable of meeting the needs of any restaurant operator. Property is over 2 acres, and has 149 parking stalls, allowing plenty of parking for multiple users or additional land for redevelopment.

For More Information:

Craig Anders

540.383.6054

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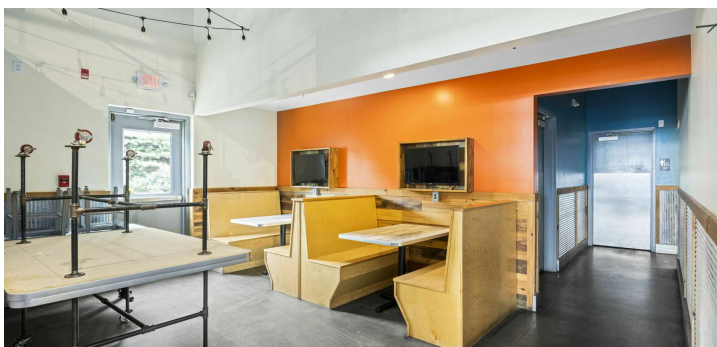
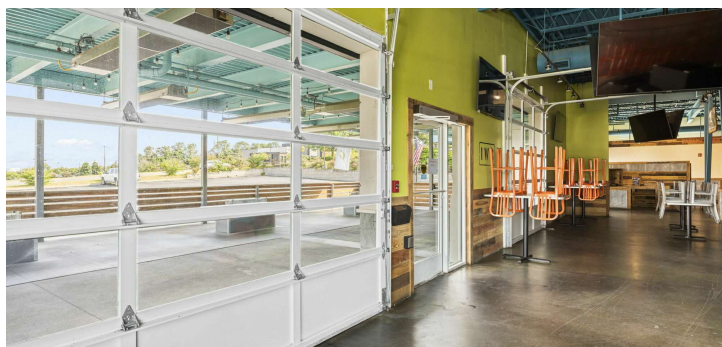
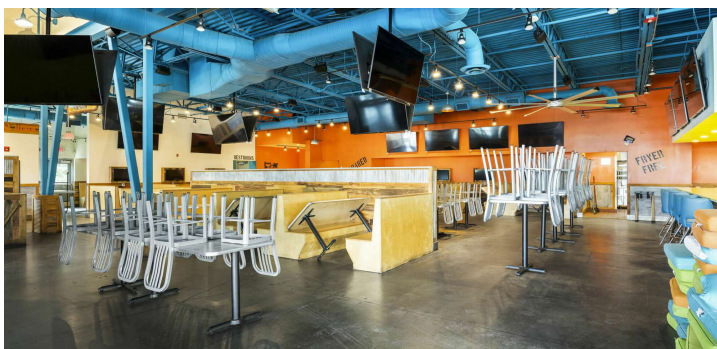
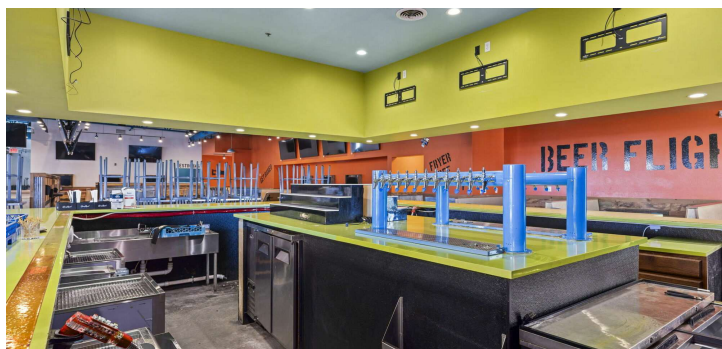
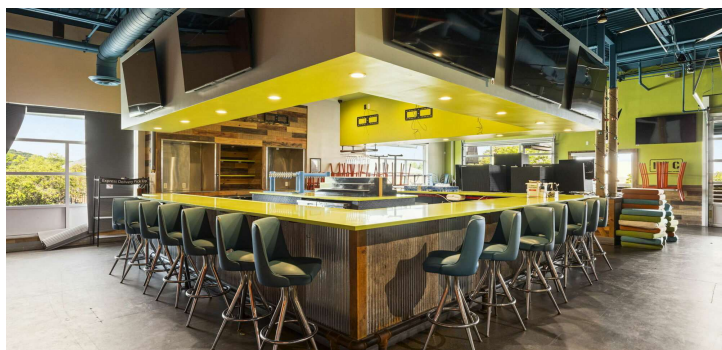
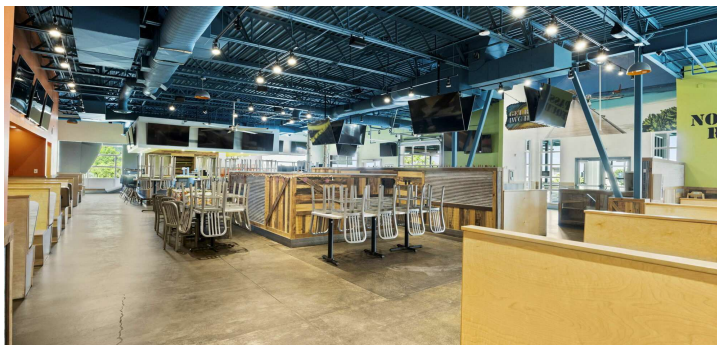
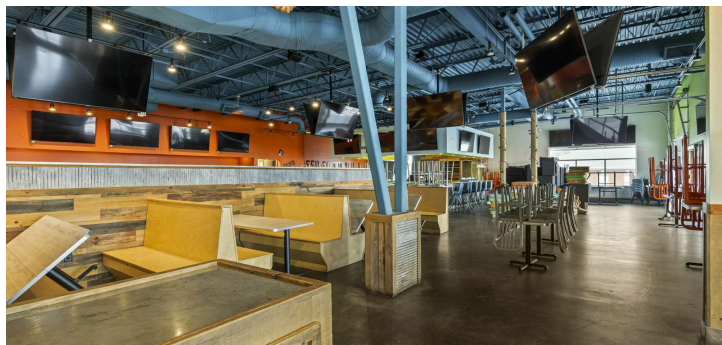
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A COMMERCIAL REAL ESTATE BROKERAGE

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Interior Photos



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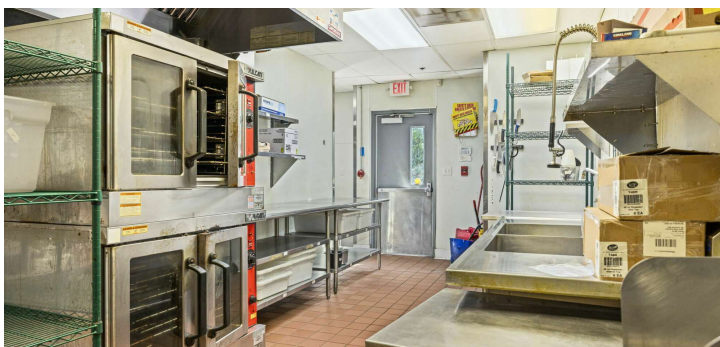
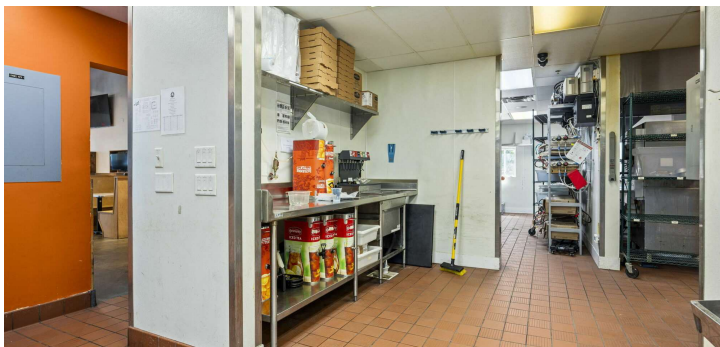
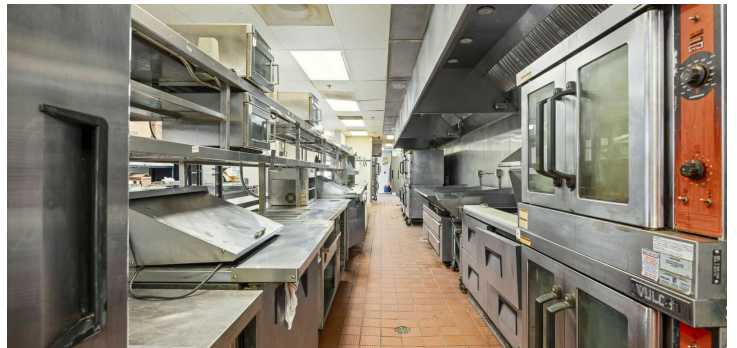
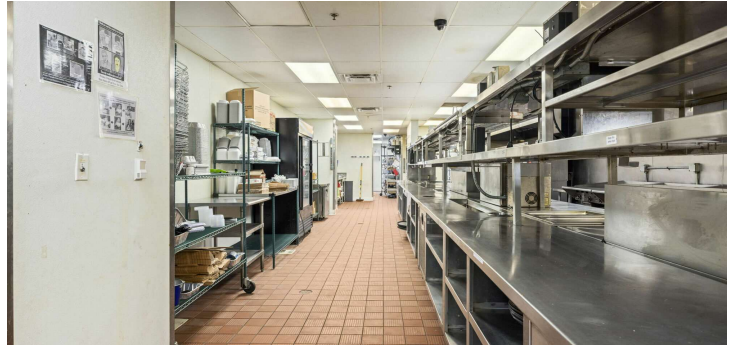
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Exterior Photos



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JAMES MADISON UNIVERSITY

COSTCO WHOLESALE

CAMPUS

REGAL CINEMAS

SITE

RESERVOIR ST

MEDICAL AVE

PRIMARY OFFICE DISTRICT

DEVERLE AVE

EVELYN BYRD AVE

HARRISONBURG CROSSING

Walmart
Save money. Live better.

THE HOME DEPOT

BEST BUY

STAPLES

petco

ROSS
DRESS FOR LESS

Michaels

BED BATH & BEYOND

GameStop

BARNES & NOBLE

Panera

O'Charley's
RESTAURANT • BAR

Payless

MARKET SQUARE EAST SHOPPING CENTER

PET SMART

DOLLAR TREE

Chick-fil-A

Waffle House

JIMMY JOHN'S

RFC

K

H&R BLOCK

Bob Evans
Down On The Farm

Gabe's HOBBY LOBBY

IHOP

OUTBACK STEAKHOUSE

PoPover's
PIZZERIA & RESTAURANT

Wendy's

TACO BELL

Firestone

LOWE'S

SKYLINE VILLAGE SHOPPING CENTER

MARTIN'S

KOHL'S

Edible ARRANGEMENTS

Red Lobster

BURGER KING

TRACTOR SUPPLY CO.

golden corral

33

WELLS FARGO

ALDI

McDonald's

31,000 VPD

HARBOR FREIGHT TOOLS

ASHLEY FURNITURE HomeStore

jiffy lube

ups

Applebee's

SPOTSWOOD SQUARE SHOPPING CENTER

Kroger

TJ-maxx

Party City

SALLY BEAUTY SUPPLY

planet fitness

PLATO'S

chili's

VALLEY MALL

+/- 504,000 SF Mall with 50 Stores

TARGET

JCPenney

belk

DICK'S SPORTING GOODS

H&M

ULTA

KAY JEWELERS

OLD NAVY

E MARKET ST