

**STONE PORT** is a 105 Acre Mixed Use Development—*at the center of proximity and connectivity*—strategically located in the fastest growing section of the fastest growing city in Virginia.

**LIMITED LOTS AVAILABLE FOR SALE, LEASE, OR BUILD-TO-SUIT**

Port Republic Rd & Stone Spring Rd (Southeast Connector)

38.405807, -78.866211



FAST GROWING MARKET



ADJACENT TO 238-BED REGIONAL HOSPITAL



TWO OF THE MOST HEAVILY TRAFFICKED ROADS IN THE MARKET



NEAR MAJOR EMPLOYMENT CENTER



12,000 STUDENT BEDS WITHIN 2 MILES



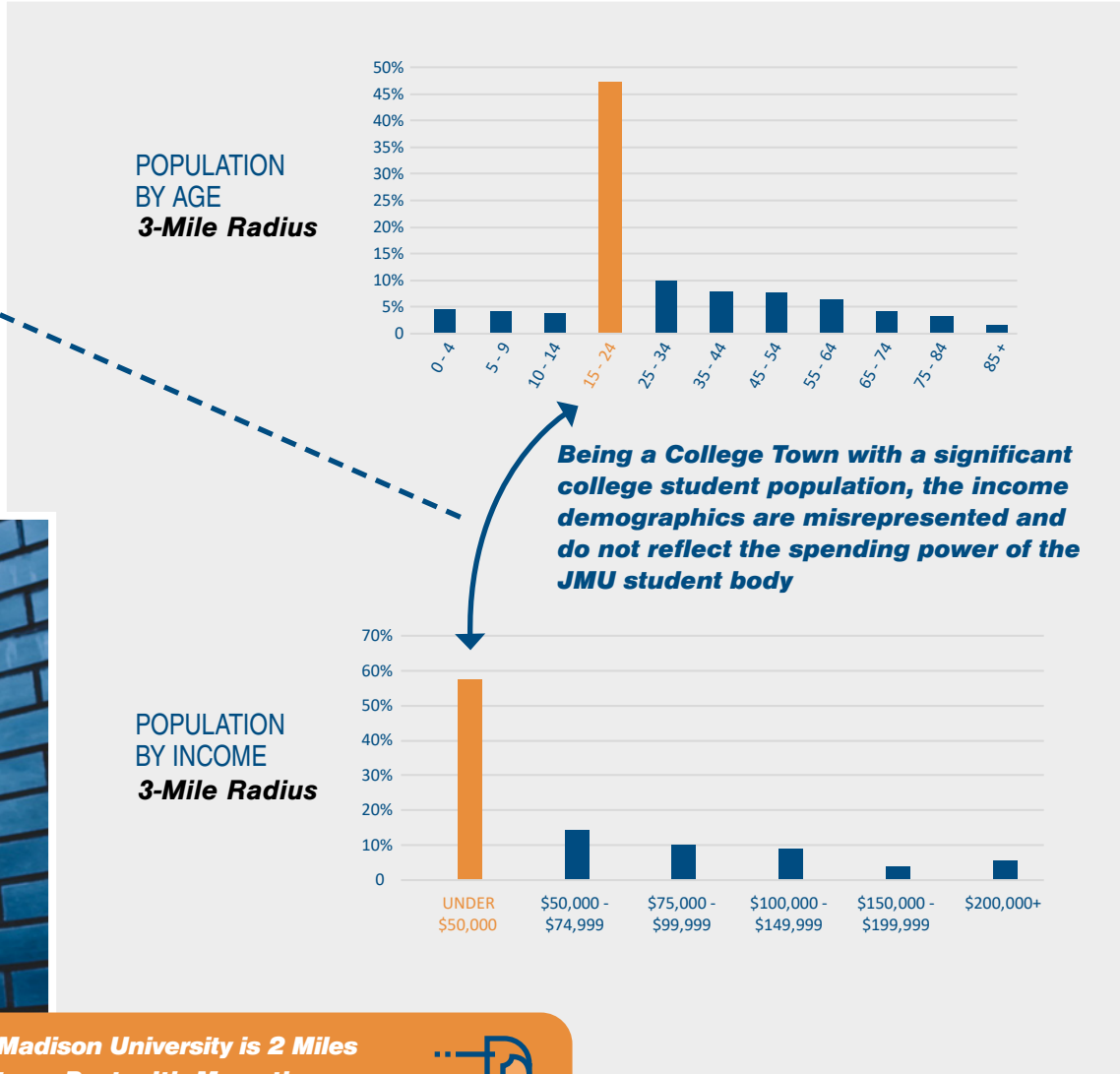
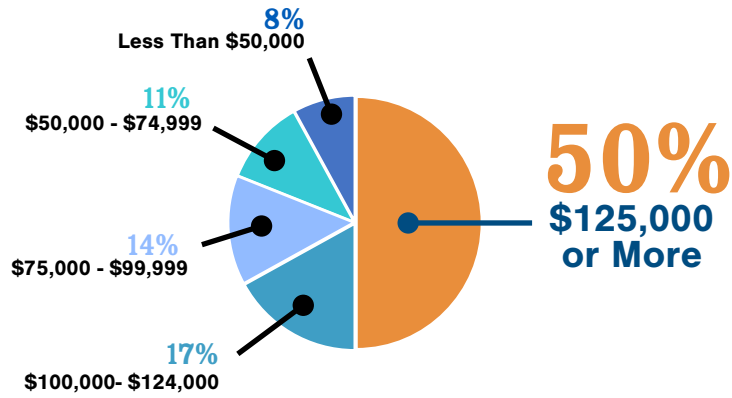
AFFLUENT STUDENT BODY FAMILIES





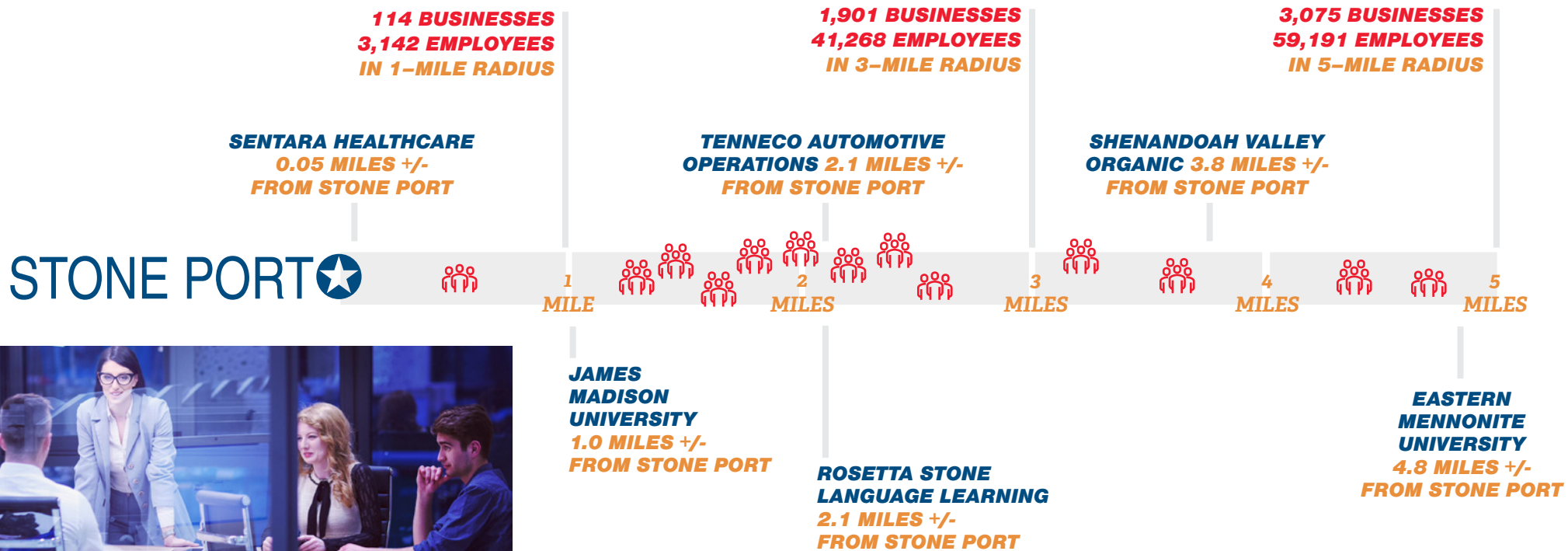
# STUDENT FAMILY INCOMES

**Students of JMU comes from some of the highest earning families in the U.S. 50% of students' families earn \$125,000 or more.**



**James Madison University is 2 Miles from Stone Port with More than 22,000 Students & \$161.3 Million Average Annual Student Spending**

# MAJOR EMPLOYERS



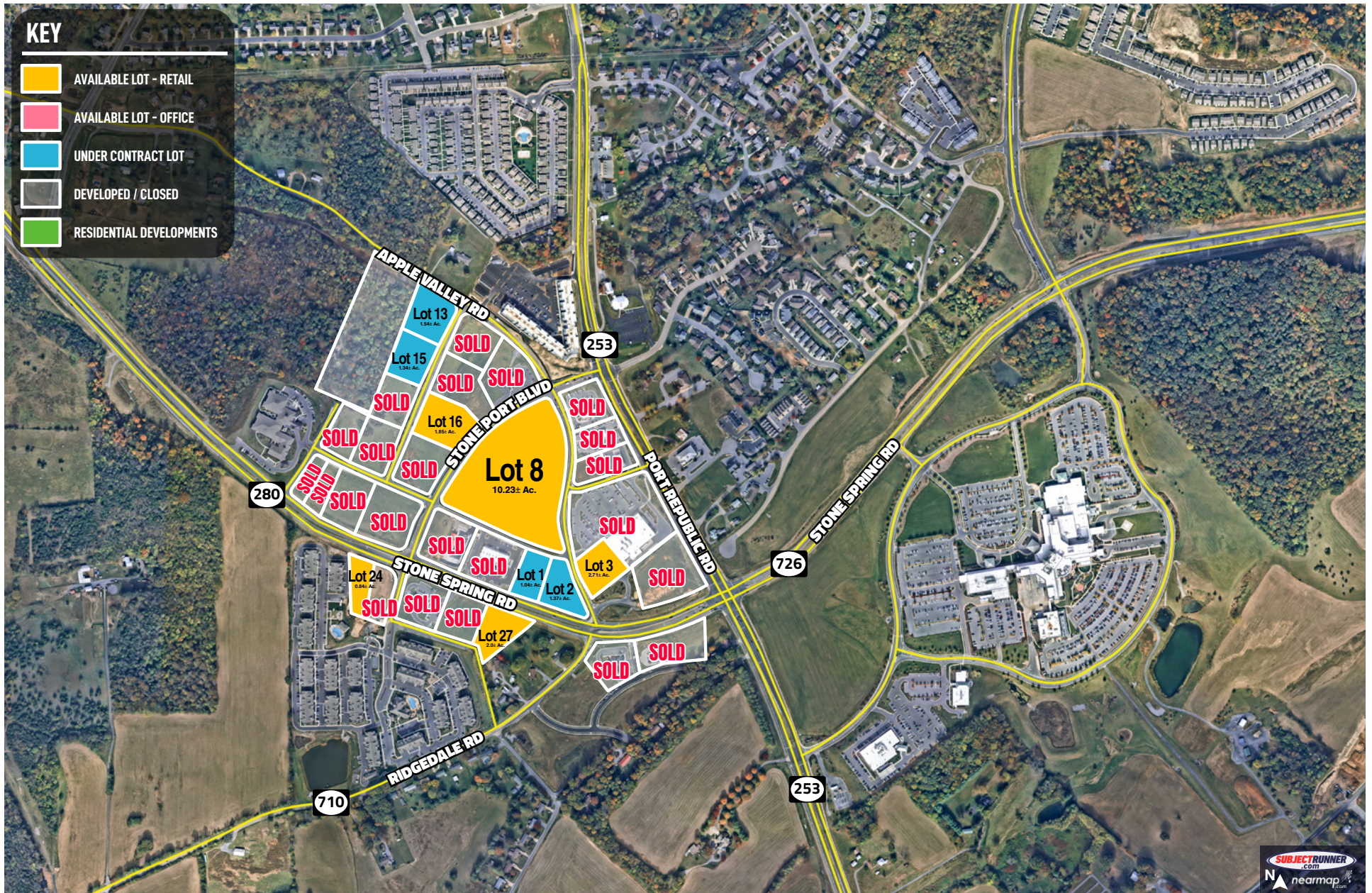
# STONE PORT AERIAL



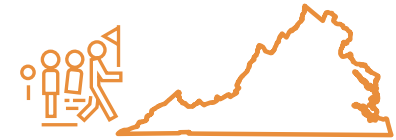
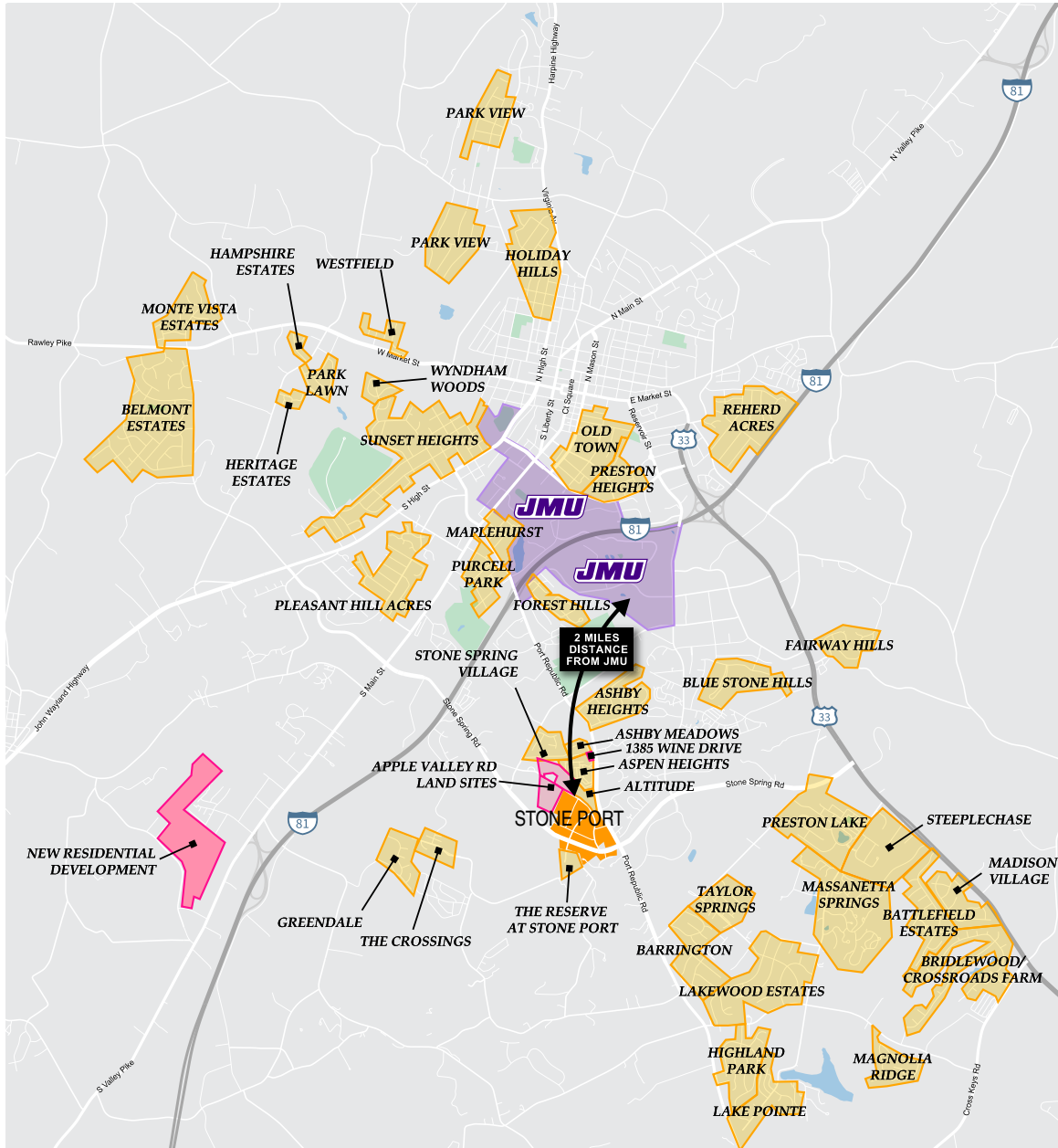
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Exclusively Listed By:  
Tim Reamer | 540.271.7525  
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# STONE PORT - LOT AVAILABILITIES



# AREA OVERVIEW



**Stone Port is located in the fastest growing section in the fastest growing City in Virginia (21% over the last decade).**



**More than 1400 new residential units/bed have been announced recently and a total of 3,200 new units/bed over the last two years within two miles of Stone Port.**



**JAMES MADISON UNIVERSITY**

**Additionally, the site is within 1.5 miles of Interstate 81, heavy SFR density, and 12000 James Madison University student beds.**

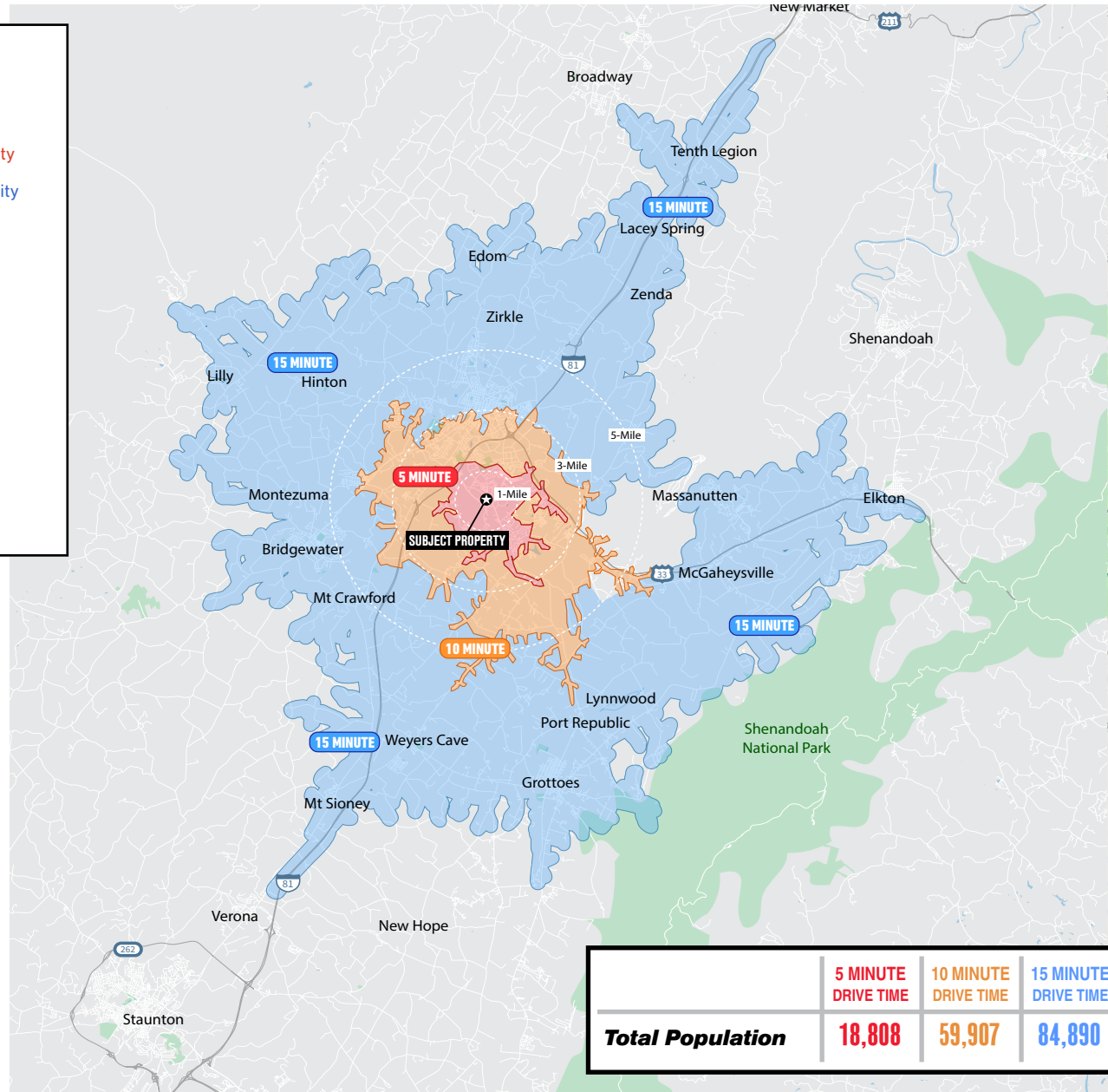
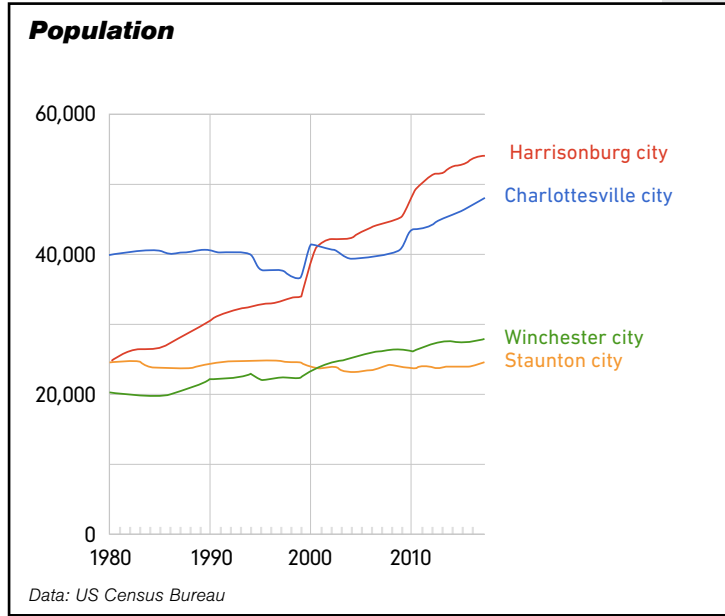


**Immediately across from Rockingham Memorial Hospital, which serves 200,000 patients annually and employs 2,400.**

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# DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
<b>Total Businesses:</b>	114	1,901	3,075
<b>Total Employees:</b>	3,142	41,268	59,191

	1 MILE	3 MILE	5 MILE
<b>Total Population:</b>	5,545	46,791	72,960

**Metro Population:** 137,959

	MEDIAN	AVERAGE
<b>Household Income: (Excluding Students)</b>	\$41,860	\$62,666

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
<b>Total Population</b>	<b>18,808</b>	<b>59,907</b>	<b>84,890</b>