

1604 Stone Port Blvd | Harrisonburg, VA 22801

\$1,306,600 | 6.75% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803

☎ (516) 864.8000

🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

📍 875 Prospect St, Suite 222  
La Jolla, CA 92037

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# Financial Info

Lease Expiration:	2030
Annual Rent:	\$88,200
Options:	One (1) @ Five (5) Years
Increases:	Fair Market value
Building Size:	3,053 SF
Lot Size:	0.97 Acres
Lease Type:	NNN
Price:	\$1,306,600   6.75% CAP



## Highlights

- Strategically positioned within the Stone Port commercial corridor, one of Harrisonburg’s strongest retail and mixed-use growth areas.
- Minutes from James Madison University, a major economic driver with a large student and employment base.
- Attractive 6.75% Cap Rate providing stable in-place yield for investors seeking passive income.
- NNN Lease Structure offers minimal landlord responsibilities, creating predictable cash flow.
- Moe's Southwest Grill, a nationally recognized fast casual brand with 600+ locations.



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Apple Valley Rd

Port Republic Rd  
14,240 VPD

253

 **CUBESMART**  
self storage

726

 **extended  
STAY  
AMERICA**

Stone Port Blvd







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PROPERTY AERIAL

253

710

State Route 710  
10,962 VPD

Port Republic Rd  
14,240 VPD

726

Stone Port  
Boulevard



Walmart  
Neighborhood Market

Wendy's

Bojangles

726

7-ELEVEN  
CHIPOTLE  
MEXICAN GRILL

TACO BELL  
BIGGBY  
COFFEE

Stone Spring Rd  
14,142 VPD

253



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NEIGHBORHOOD AERIAL



Port Republic Rd  
14,240 VPD



State Route 710  
10,962 VPD



E Market St  
28,868 VPD



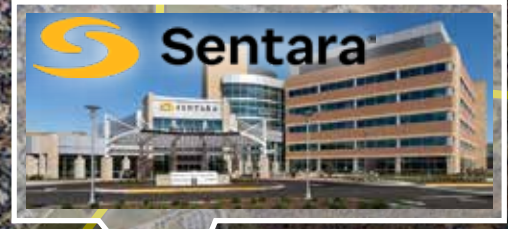
726



253

710

I-81  
57,816 VPD



726

Stone Spring Rd  
14,142 VPD

726



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## DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	5,958	46,513	72,242
2024 POPULATION	6,423	48,559	73,733
2029 POPULATION PROJECTION	6,636	49,394	74,708
ANNUAL GROWTH 2020-2024	1.60%	0.90%	0.40%
ANNUAL GROWTH 2024-2029	0.70%	0.30%	0.30%

WHITE	4,455	34,097	51,196
BLACK	461	3,324	5,009
AMERICAN INDIAN/ALASKAN NATIVE	21	229	328
ASIAN	263	1,962	2,496
HAWAIIAN & PACIFIC ISLANDER	1	48	58
TWO OR MORE RACES	1,222	8,900	14,646
HISPANIC ORIGIN	1,309	9,250	15,296

2020 HOUSEHOLDS	2,456	15,296	25,103
2024 HOUSEHOLDS	2,649	16,121	25,683
2029 HOUSEHOLD PROJECTION	2,738	16,456	26,064
ANNUAL GROWTH 2020-2024	1.60%	1.30%	1.00%
ANNUAL GROWTH 2024-2029	0.70%	0.40%	0.30%
OWNER OCCUPIED HOUSEHOLDS	990	6,890	12,140
RENTER OCCUPIED HOUSEHOLDS	1,748	9,567	13,924
AVG HOUSEHOLD INCOME	\$88,244	\$92,843	\$91,786
MEDIAN HOUSEHOLD INCOME	\$65,991	\$68,368	\$69,303

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Moe's Southwest Grill, referred to informally as Moe's, is an American fast casual restaurant franchise chain that was founded in Atlanta, Georgia on December 9, 2000 by Raving Brands. The name "Moe's" originated as an acronym for "Musicians, Outlaws and Entertainers", and this theme led to the music-related artwork found in the original design. Moe's Southwest Grill—together with Schlotzsky's, Carvel, Cinnabon, McAlister's Deli, Jamba and Auntie Anne's brands—is part of the Focus Brands portfolio of brands.



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## TENANT INFORMATION



Employees  
**3,600**

Locations  
**700+**

Revenue  
**\$901 Million**

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