

**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



**COTTONWOOD  
COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

Exclusively Listed By:  
Tim Reamer | 540.271.7525  
Tim.Reamer@cottonwood.com



**JAMES MADISON UNIVERSITY**

**JMU** BRIDGEFORTH STADIUM

**HARRISONBURG CROSSING**

**WAL-MART**

**BARNES & NOBLE**

**GameStop**

**STAPLES**

**HOBBY LOBBY**

**Gabe's**

**COSTCO WHOLESALE**

**SKYLINE VILLAGE**

**KOHL'S**

**MARTIN'S**

**Red Lobster**

**cicis**

**Wendy's**

**TRACTOR SUPPLY CO.**

**VALLEY MALL**  
± 505,000 SF GLA | ± 65 STORES

**TARGET**

**JCPenney**

**belk**

**DICK'S**

**BAM!**

**Bath & Body Works**

**OLD NAVY**

**9**

**Wendy's**

**Oriental Cafe**

**SENTARA RMH MEDICAL CENTER**

**SENTARA**

**THE RESERVE at Stone Port**  
396 UNITS

**DuPont Community CREDIT UNION**

**SUMMIT CENTER**

**Walmart Neighborhood Market**

**F&M Bank**

**SPOTSWOOD SQUARE SHOPPING CENTER**

**Kroger**

**TJ-maxx**

**PLATO'S**

**planet fitness**

**PartyCity**

**MATTRESS FIRM**

**chili's**

**Applebees**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**ERICKSON AVE**

**SPOTSWOOD TRAIL**

**NEW STUDENT HOUSING 700 BEDS**

**ASPEN HEIGHTS 600 BEDS**

**THE ALTITUDE STUDENT HOUSING LUXURY APARTMENTS**

**STONE PORT**

**Interstate 81**

**Route 11**

**Route 253**

**Route 726**

**Route 33**

**Interstate 66**

**Interstate 77**

**Interstate 95**

**Interstate 440**

**Interstate 481**

**Interstate 581**

**Interstate 681**

**Interstate 781**

**Interstate 881**

**Interstate 981**

**Interstate 1081**

**Interstate 1181**

**Interstate 1281**

**Interstate 1381**

**Interstate 1481**

**Interstate 1581**

**Interstate 1681**

**Interstate 1781**

**Interstate 1881**

**Interstate 1981**

**Interstate 2081**

**Interstate 2181**

**Interstate 2281**

**Interstate 2381**

**Interstate 2481**

**Interstate 2581**

**Interstate 2681**

**Interstate 2781**

**Interstate 2881**

**Interstate 2981**

**Interstate 3081**

**Interstate 3181**

**Interstate 3281**

**Interstate 3381**

**Interstate 3481**

**Interstate 3581**

**Interstate 3681**

**Interstate 3781**

**Interstate 3881**

**Interstate 3981**

**Interstate 4081**

**Interstate 4181**

**Interstate 4281**

**Interstate 4381**

**Interstate 4481**

**Interstate 4581**

**Interstate 4681**

**Interstate 4781**

**Interstate 4881**

**Interstate 4981**

**Interstate 5081**

**Interstate 5181**

**Interstate 5281**

**Interstate 5381**

**Interstate 5481**

**Interstate 5581**

**Interstate 5681**

**Interstate 5781**

**Interstate 5881**

**Interstate 5981**

**Interstate 6081**

**Interstate 6181**

**Interstate 6281**

**Interstate 6381**

**Interstate 6481**

**Interstate 6581**

**Interstate 6681**

**Interstate 6781**

**Interstate 6881**

**Interstate 6981**

**Interstate 7081**

**Interstate 7181**

**Interstate 7281**

**Interstate 7381**

**Interstate 7481**

**Interstate 7581**

**Interstate 7681**

**Interstate 7781**

**Interstate 7881**

**Interstate 7981**

**Interstate 8081**

**Interstate 8181**

**Interstate 8281**

**Interstate 8381**

**Interstate 8481**

**Interstate 8581**

**Interstate 8681**

**Interstate 8781**

**Interstate 8881**

**Interstate 8981**

**Interstate 9081**

**Interstate 9181**

**Interstate 9281**

**Interstate 9381**

**Interstate 9481**

**Interstate 9581**

**Interstate 9681**

**Interstate 9781**

**Interstate 9881**

**Interstate 9981**

**Interstate 10081**

**Interstate 10181**

**Interstate 10281**

**Interstate 10381**

**Interstate 10481**

**Interstate 10581**

**Interstate 10681**

**Interstate 10781**

**Interstate 10881**

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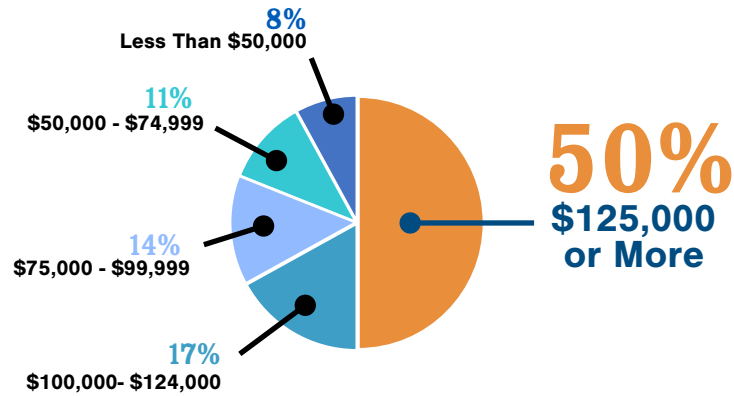
**Interstate 17381**

**Interstate**

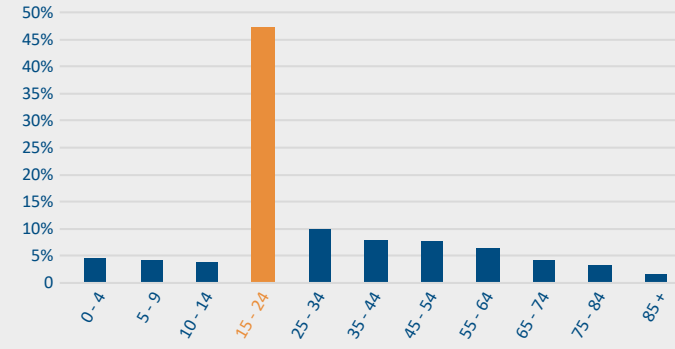


# STUDENT FAMILY INCOMES

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

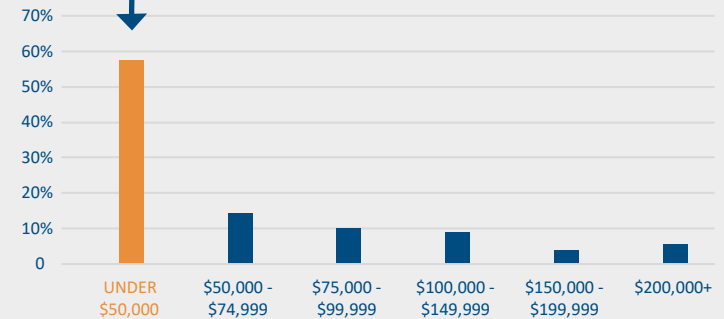


POPULATION BY AGE  
3-Mile Radius



**Being a College Town with a significant college student population, the income demographics are misrepresented and do not reflect the spending power of the JMU student body**

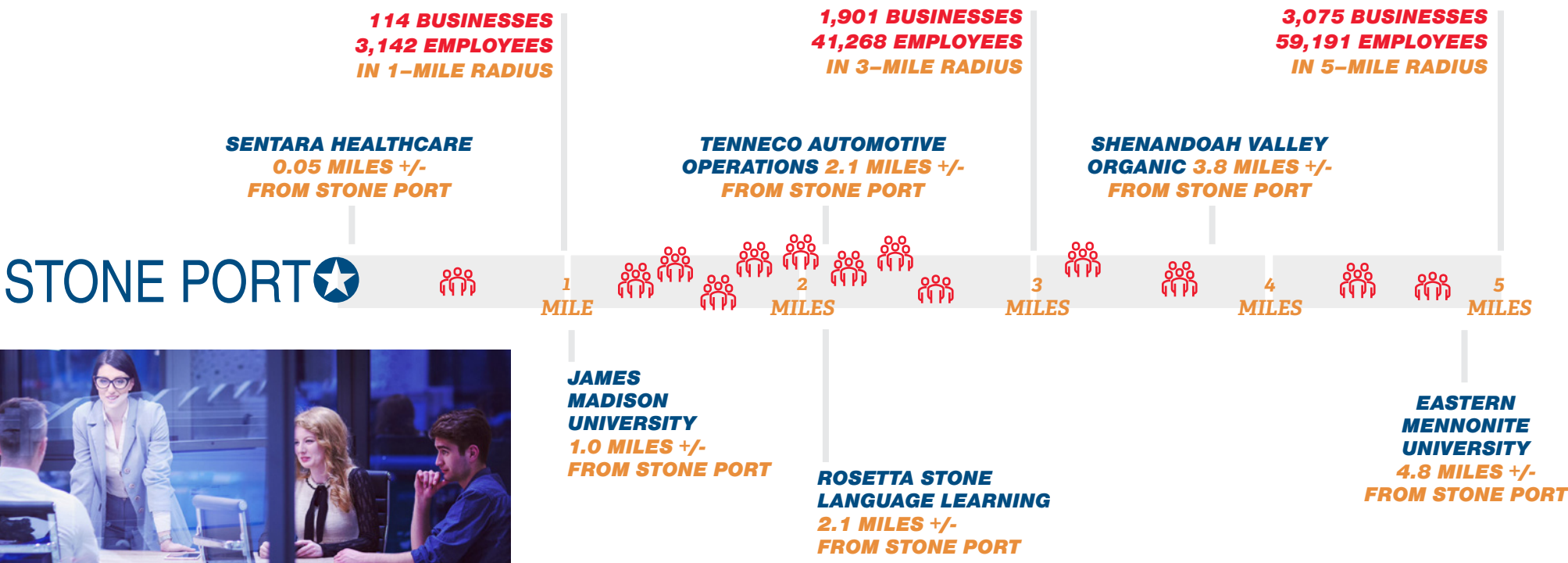
POPULATION BY INCOME  
3-Mile Radius



**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

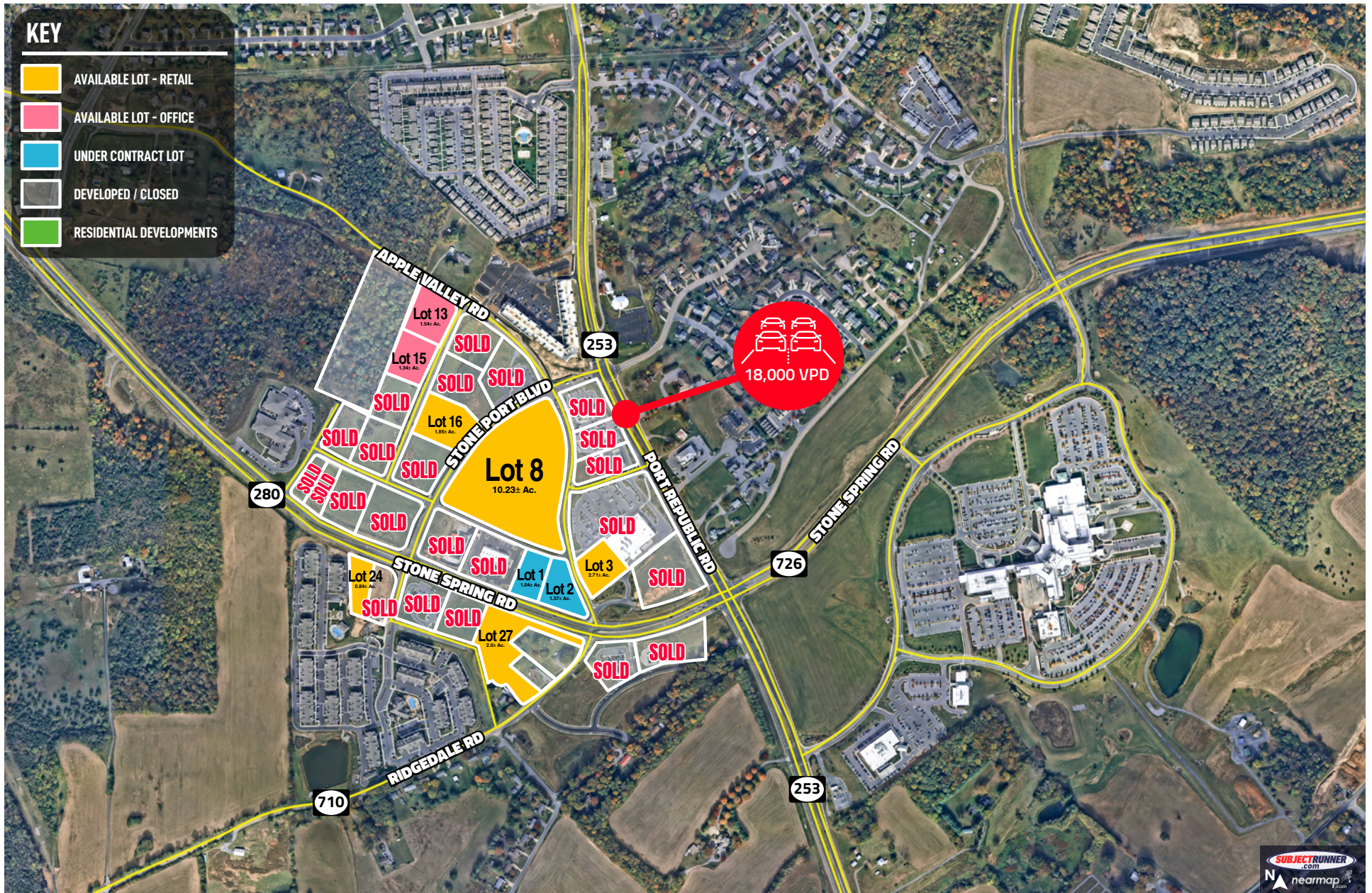


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# STONE PORT - LOT AVAILABILITIES

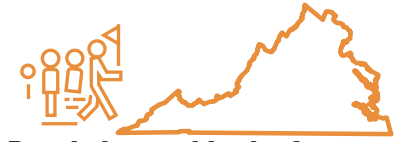
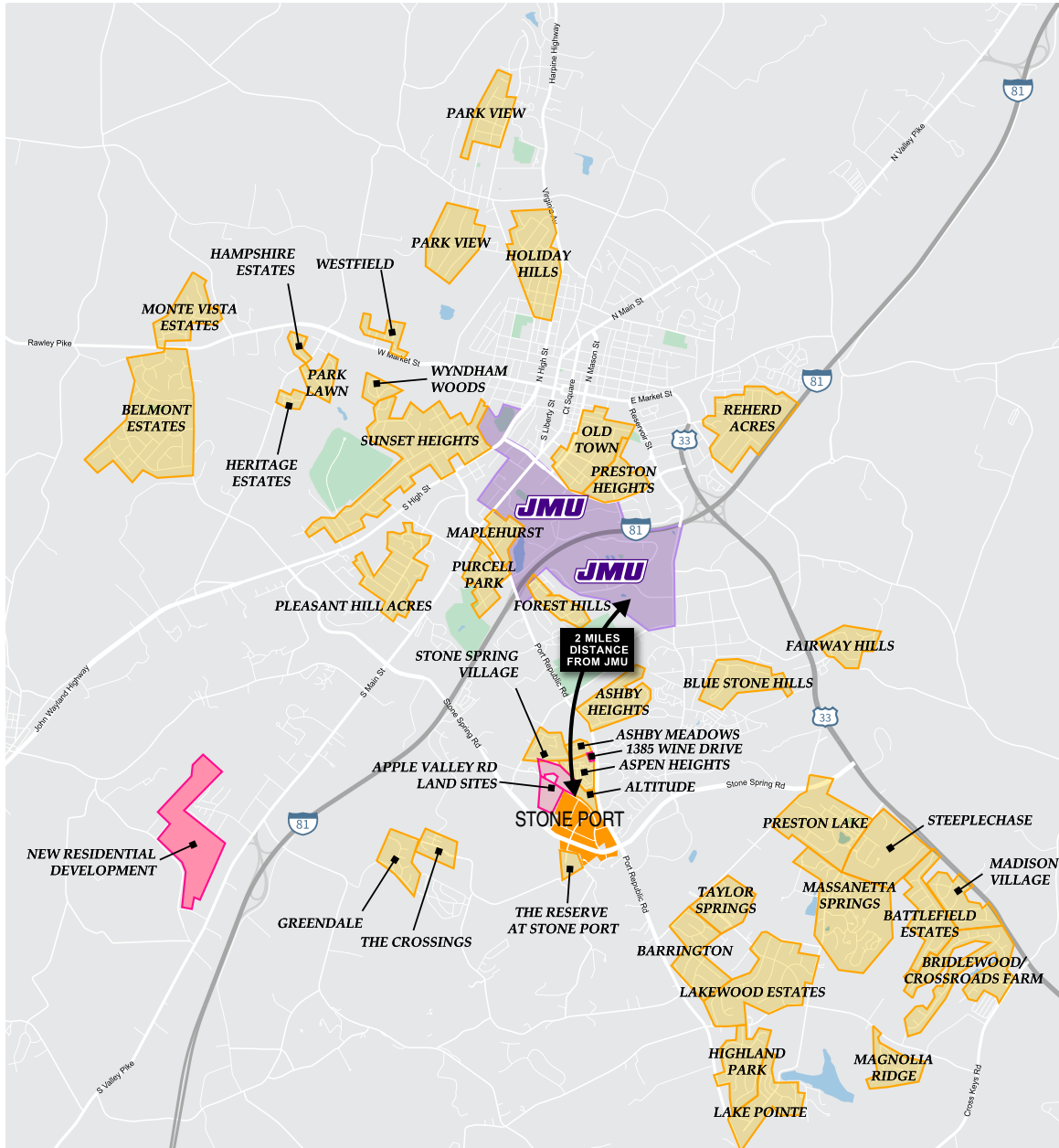


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# AREA OVERVIEW



**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.**



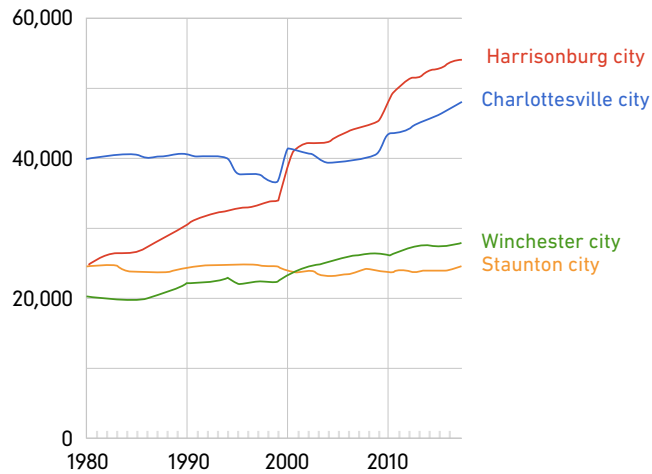
**Immediately across from Rockingham Memorial Hospital, which serves 200,000 patients annually and employs 2,400.**

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# DEMOGRAPHICS

## Population



Data: US Census Bureau

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

