

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



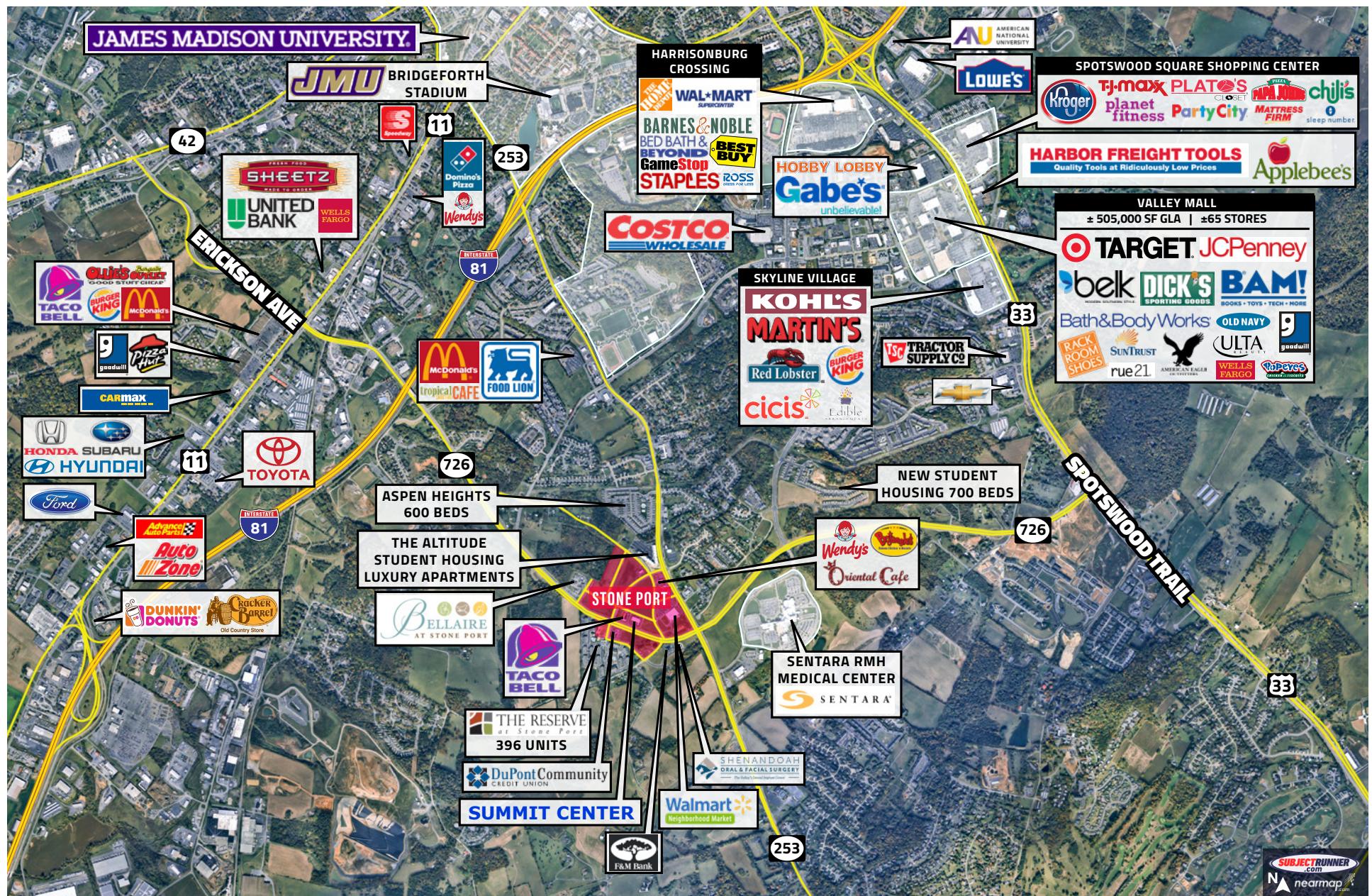
12,000 STUDENT BEDS WITHIN 2 MILES



AFFLUENT STUDENT BODY FAMILIES

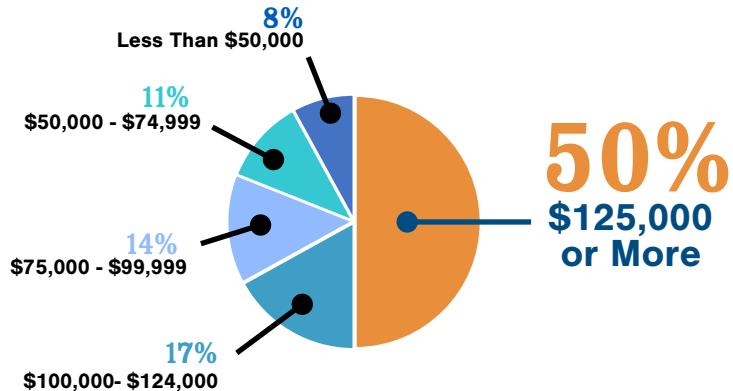


MARKET AERIAL

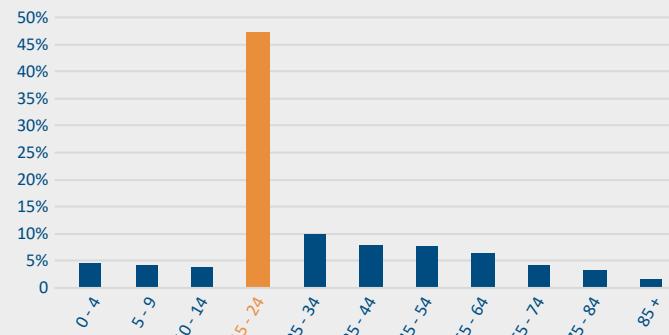


STUDENT FAMILY INCOMES

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

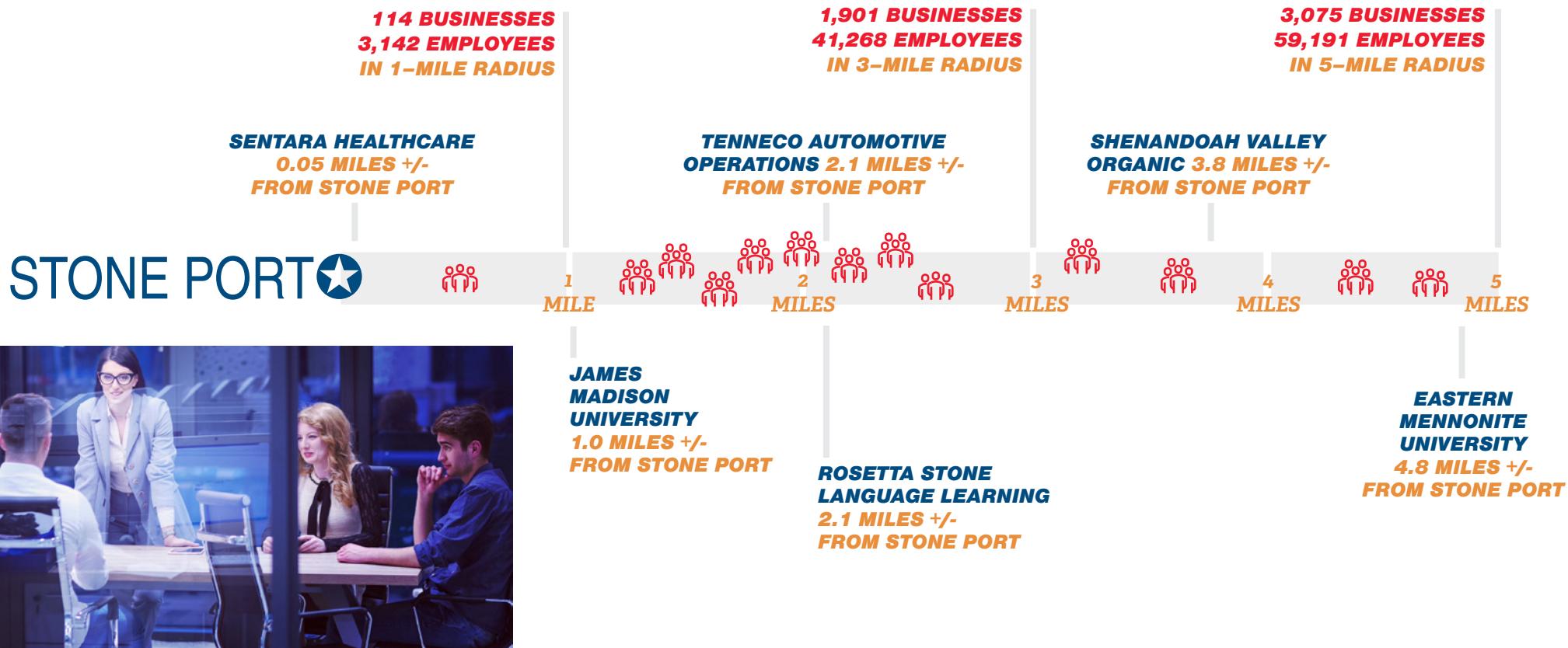
POPULATION
BY INCOME
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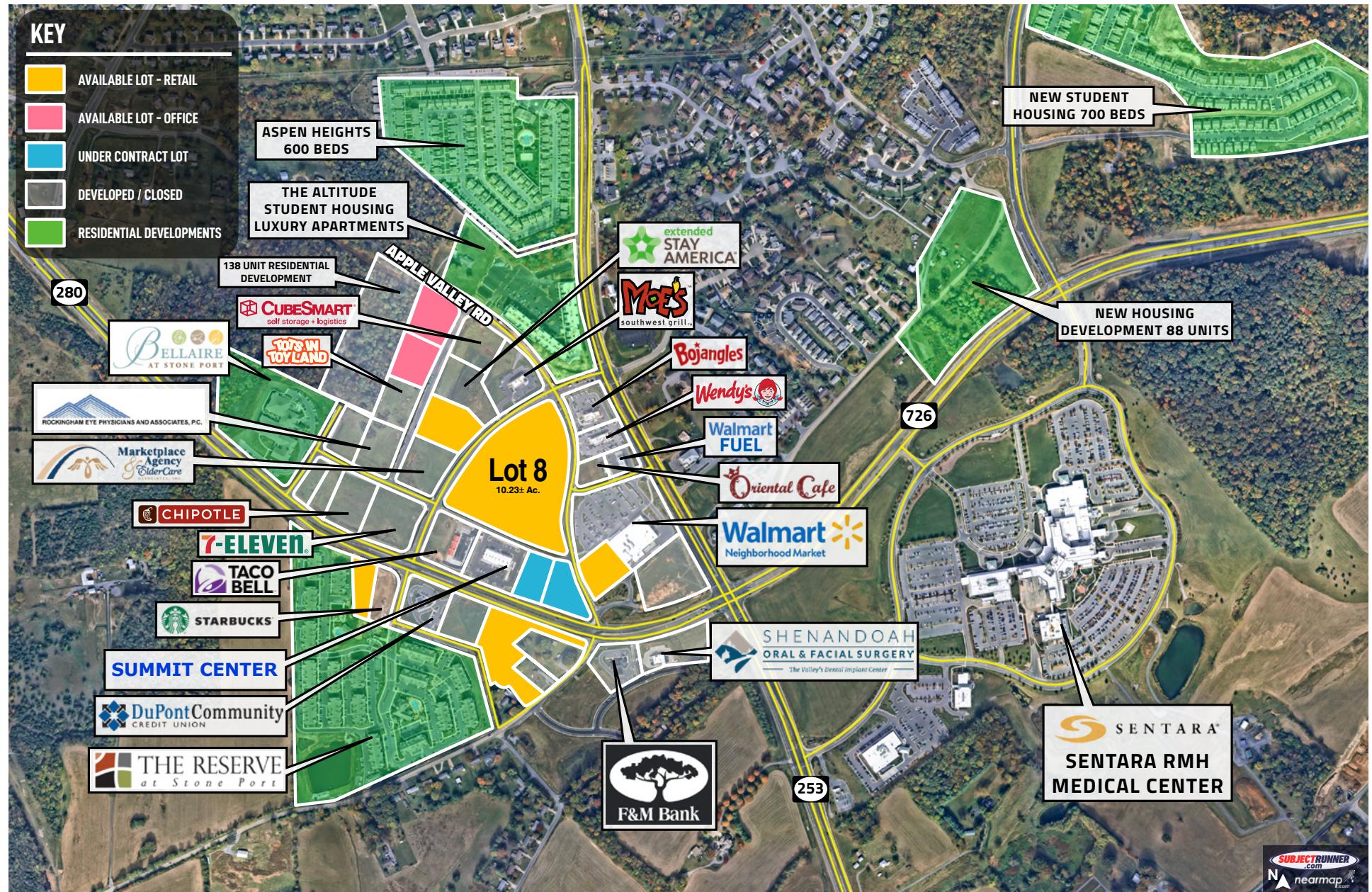
James Madison University is 2 Miles from Stone Port with More than 22,000 Students & \$161.3 Million Average Annual Student Spending



MAJOR EMPLOYERS



STONE PORT AERIAL

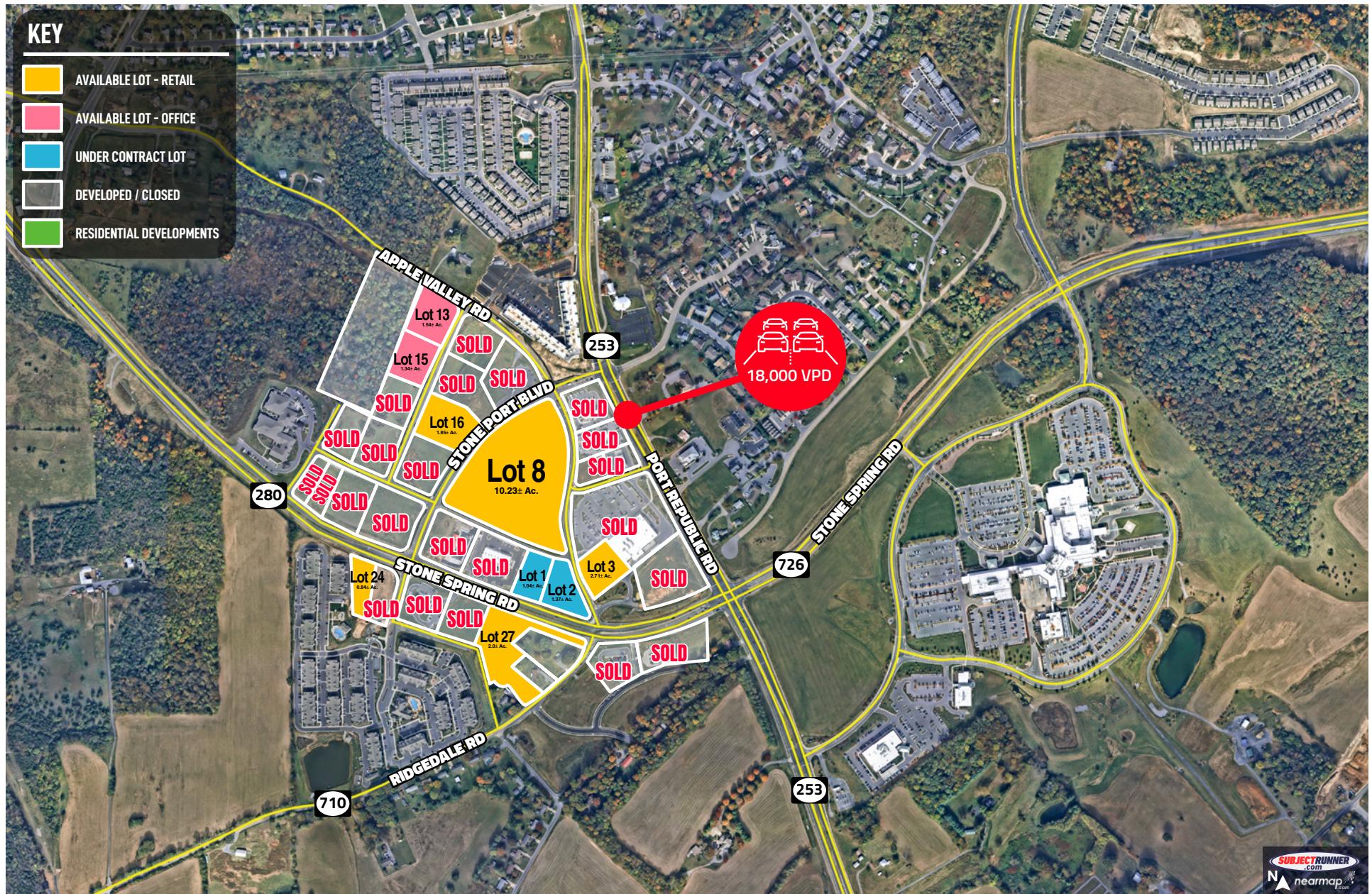


COTTONWOOD COMMERCIAL

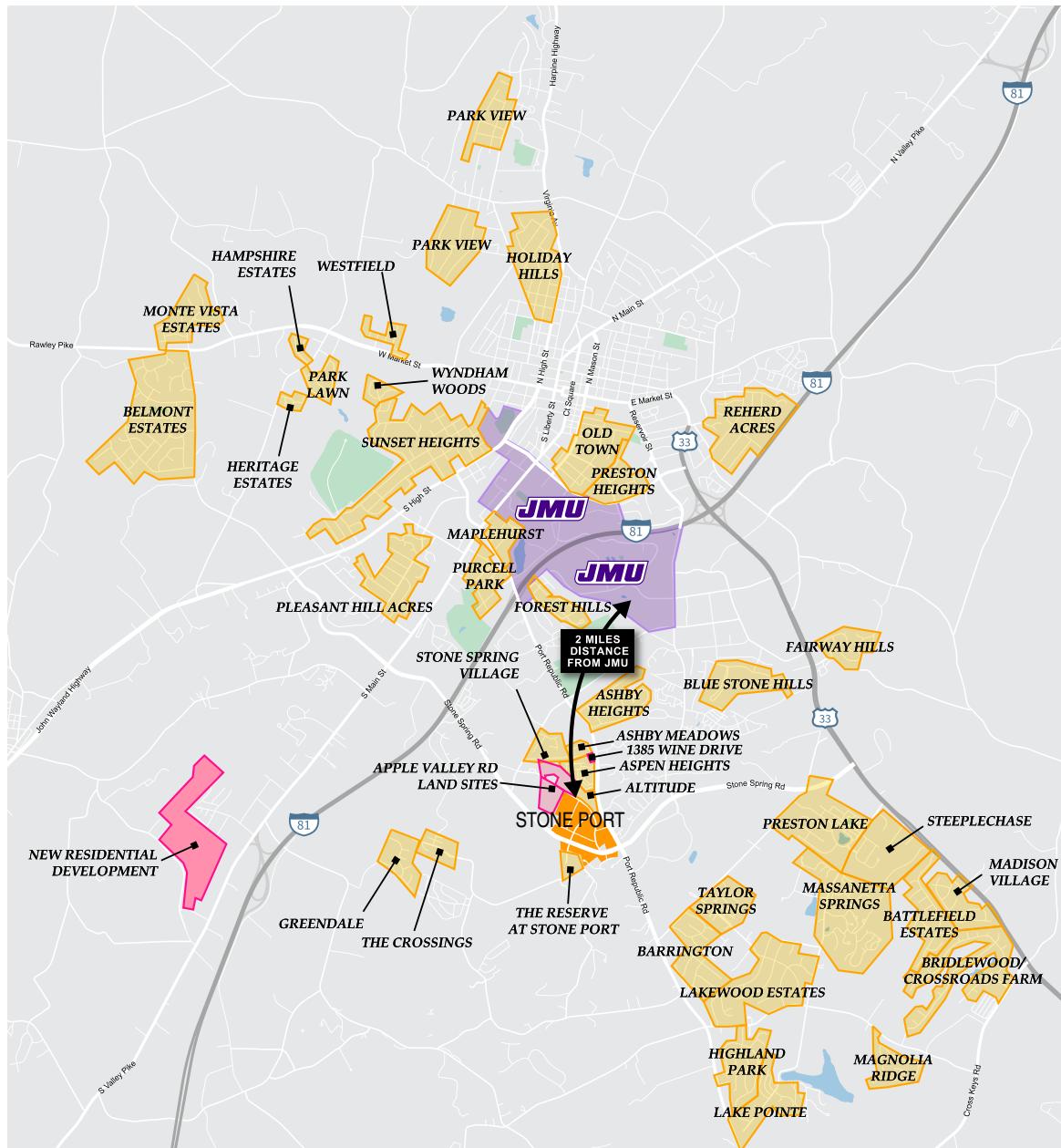
A COMMERCIAL REAL ESTATE BROKERAGE

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

STONE PORT - LOT AVAILABILITIES



AREA OVERVIEW



**COTTONWOOD
COMMERCIAL**
A COMMERCIAL REAL ESTATE BROKERAGE

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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.

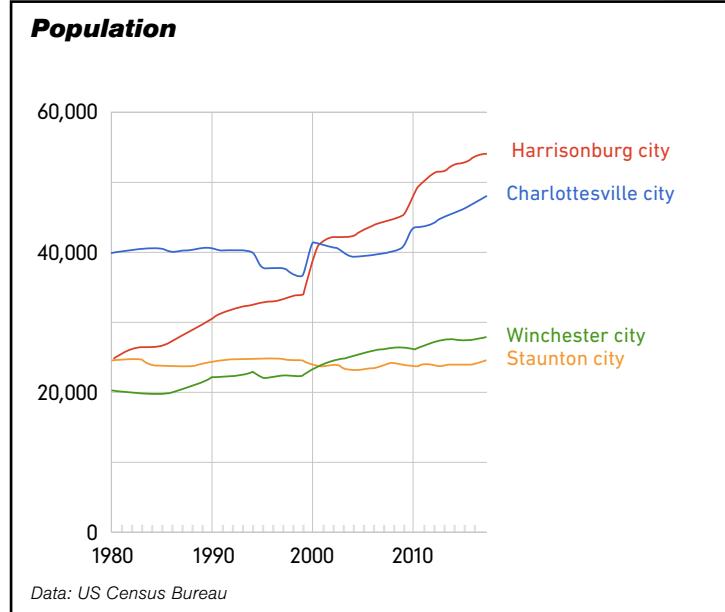


Additionally, the site is within 1.5 miles of Interstate 81, heavy SFR density, and 12000 James Madison University student beds.



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

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
Total Businesses:	114	1,901	3,075
Total Employees:	3,142	41,268	59,191
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	1 MILE	3 MILE	5 MILE
Total Population:	5,545	46,791	72,960
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Metro Population:	137,959		
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	MEDIAN	AVERAGE	
Household Income: <i>(Excluding Students)</i>	\$41,860	\$62,666	

