

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE



EAST MARKET SHOPS

Retail For Lease | 2,040 SF

1550 E. Market St | Harrisonburg, VA

EAST MARKET SHOPS

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- 1 Dedicated Exit Ramp From I-81
- 2 31,000 VPD on E. Market St
- 3 Signalized Intersection
- 4 12,000 VPD on Linda Lane
- 5 Easy Access For AM or PM Traffic

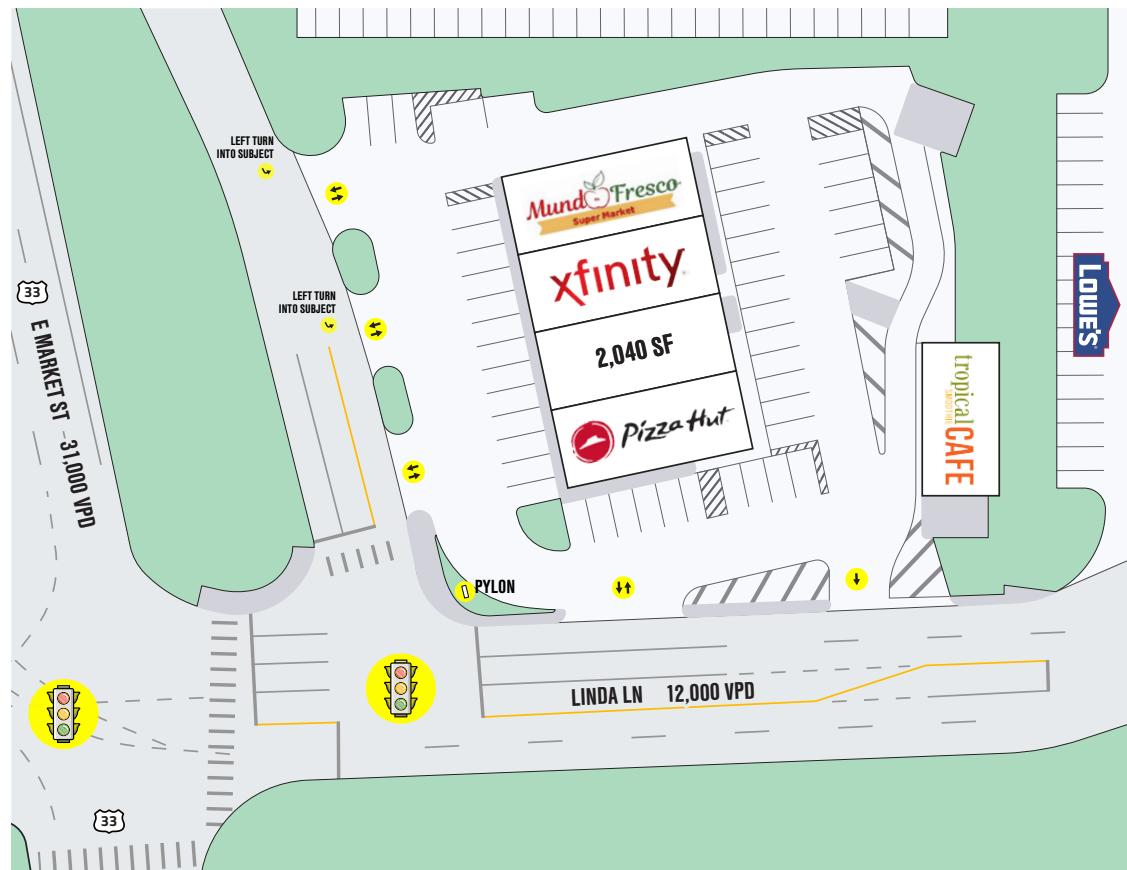
EAST MARKET SHOPS

1550 E. Market St | Harrisonburg, VA

PROPERTY OVERVIEW

| | |
|-----------------------|--|
| GLA | 2,040 SF |
| Parking | 52 Dedicated |
| Access | Corner Location with full turn/full access to a signal |
| Zoning | B-2 |
| Pricing | \$23 per SF + \$5.0 per SF CAMs |
| OPEX | \$3.92 |
| Trade Area Population | 222,000 |
| Daytime Population | 46,000 |
| Traffic Counts | E Market St: 31,000 VPD Linda Lane: 12,000 VPD |

Neighboring Retailers Include



The most visible strip center on E. Market Street Harrisonburg located immediately off of Interstate 81 Exit 247 with traffic counts of 32,000. 1550 E. Market Street is positioned on a signalized corner on Harrisonburg's busiest intersection and surrounded by national retailers, restaurants, and lodging producing a constant stream of consumers.

East Market Shops is located within two miles of most densely populated and affluent residential centers in the metro including 12,000 student beds in addition to the market's primary office district (46,000 daytime employees).

NEIGHBORING RETAIL



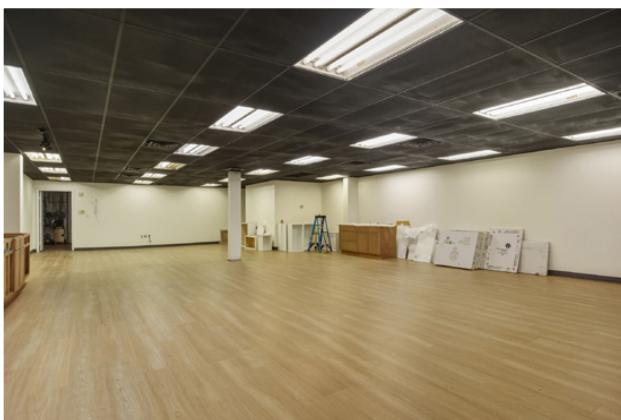
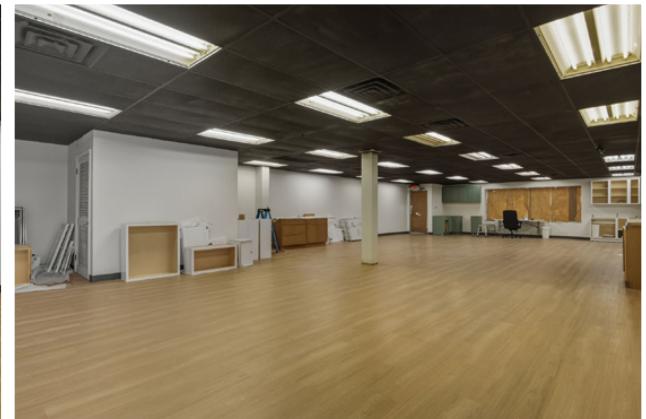
MARKET MAP



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EXTERIOR PHOTOS



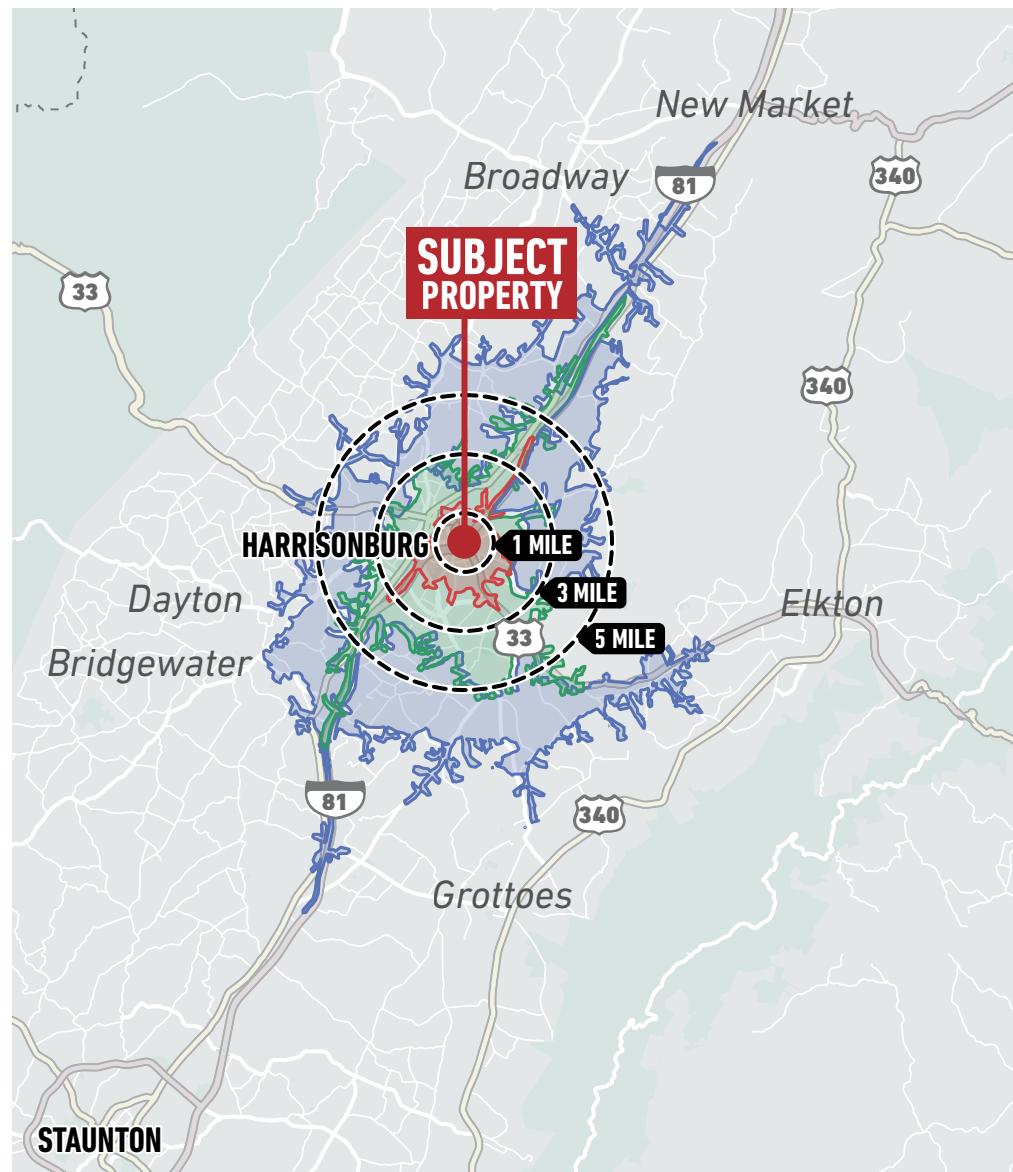
DEMOGRAPHIC PROFILE

| | 1 Mile | 3 Mile | 5 Mile |
|--|--------|--------|--------|
| 2025 Estimated Population | 3,820 | 50,049 | 70,162 |
| 2025 Estimated Daytime Population | 14,179 | 65,123 | 87,598 |

Placer Trade Area

261,413

| | 5 Minutes | 10 Minutes | 15 Minutes |
|--|-----------|------------|------------|
| 2025 Estimated Population | 3,371 | 51,978 | 78,920 |
| 2025 Estimated Daytime Population | 13,308 | 63,093 | 94,156 |



ABOUT THE METRO



Harrisonburg is one of the fastest growing cities in Virginia. The market was recognized as one of the top twenty emerging metros in the U.S. as job gains, wages, real retail sales growth, and building permits continue to outpace most of the Commonwealth of Virginia on a percentage basis.

The metro area population exceeds 130,000 and the actual trade area is expanded with Harrisonburg's status as a regional destination for consumers well outside the traditional drive-time radius. The metro attracts shoppers from 20+ miles away with an estimated market served population of 222,000.

In addition to James Madison University (22,000 students), the Harrisonburg metro is home to three other colleges and universities. Eastern Mennonite University, with an enrollment of 1,870; Bridgewater College has 1,800 students; and Blue Ridge Community College adds 7,315 students to the area.

