

# FOR SALE

## FORMER BANK BUILDING

611 Mt. Clinton Pike | Harrisonburg, VA 22802



**S.L. NUSBAUM**  
REALTY CO.



### ANDREW BRODIE

Associate

O. 804.944.9254

C. 804.759.5970

abrodie@slnusbaum.com

### EMMA WILL

Associate

O. 804.508.7283

C. 804.821.9042

ewill@slnusbaum.com

### NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

**XTEAM**

RETAIL ADVISORS

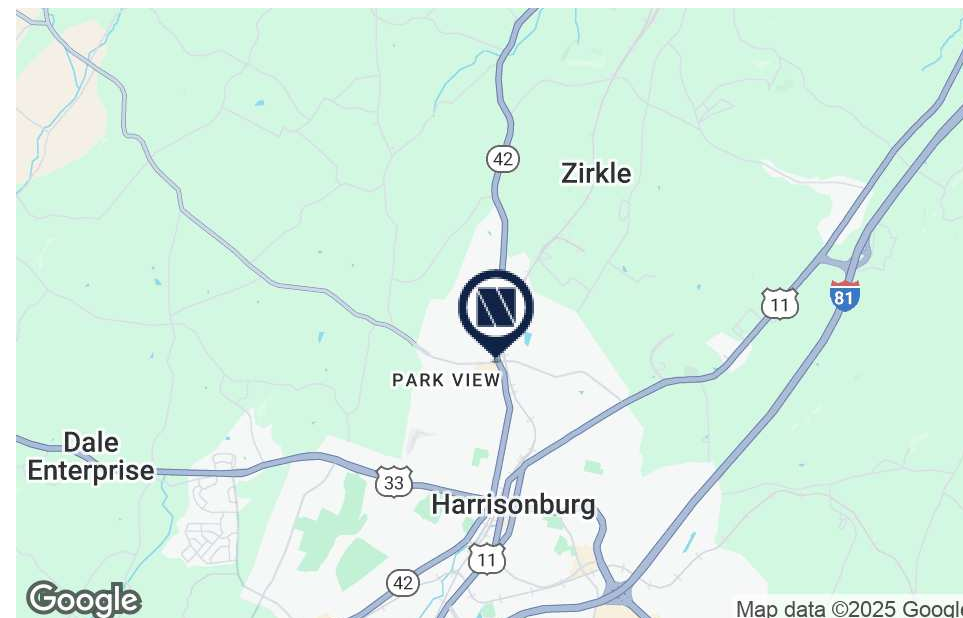
# PROPERTY SUMMARY

## FORMER BANK BUILDING

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### OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	2,275 SF
Lot Size:	0.75 Acres
Price / SF:	\$593.41
Zoning:	B2

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Daytime Population	9,047	49,775	67,238
Total Households	2,732	13,958	23,218
Average HH Income	\$71,864	\$80,190	\$82,205

### PROPERTY OVERVIEW

#### Former Bank Building with Three Drive-Thru Lanes

### PROPERTY HIGHLIGHTS

- Signalized intersection at Virginia Avenue
- ±3 Miles to I-81
- ±2.3 Miles to James Madison University

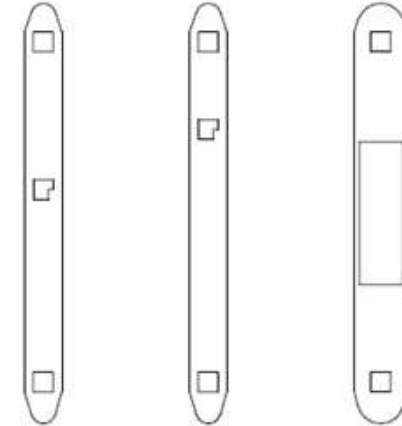
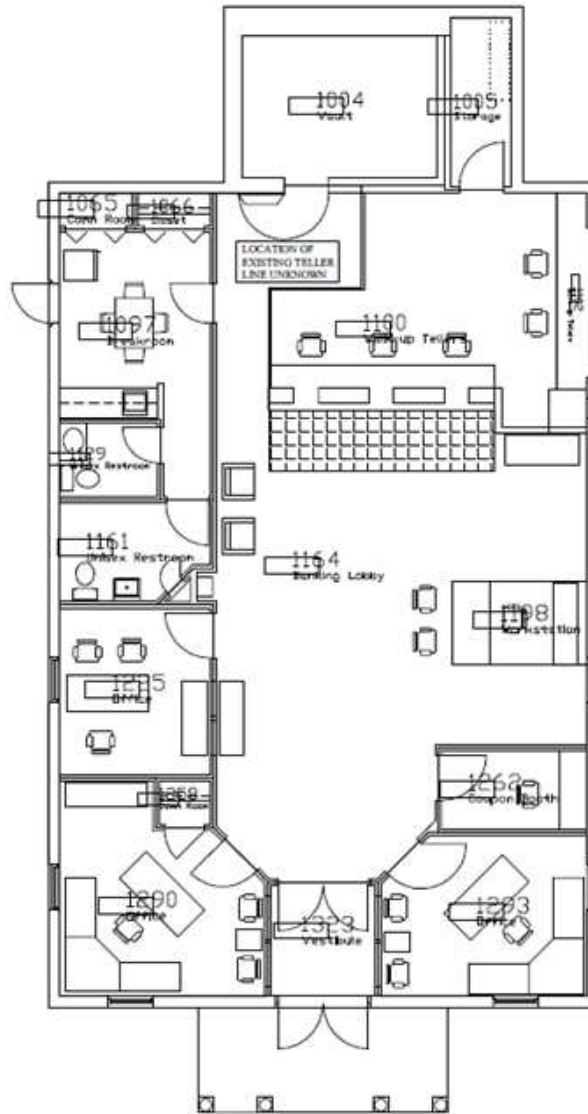
# FLOOR PLAN

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FLOOR PLAN  
611 MT. CLINTON PIKE  
HARRISONBURG, VA

REVISIONS:  
5/12/05 BG  
Rev 2 Date  
Rev 3 Date

SCALE: N.T.S.  
DRAWN BY: MHA  
DATE: 6/15/01

EXIST

# TRADE AREA

## FORMER BANK BUILDING

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Google

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# CONTACT INFORMATION

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### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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PROUD PARTNER

**XTEAM**

RETAIL ADVISORS

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