

FOR SALE

3050 S MAIN STREET
HARRISONBURG, VA 22801



3 PARCELS ON 9.37 ACRES

ZONED B-2

FOR SALE \$4,795,000

This is the perfect retail opportunity in the bustling city of Harrisonburg! Nestled on Route 11's prestigious "Motor Mile" sits 9.37 acres of prime land, awaiting your next retail venture. There are 3 parcels, 2 buildings, and 7.97 acres of undeveloped land. With a high daily traffic count of over 22,700 potential customers passing by, this location offers unparalleled visibility and accessibility.



DAVID W. LEE

540-820-1422 | DAVID@LEEANDASSOC.COM

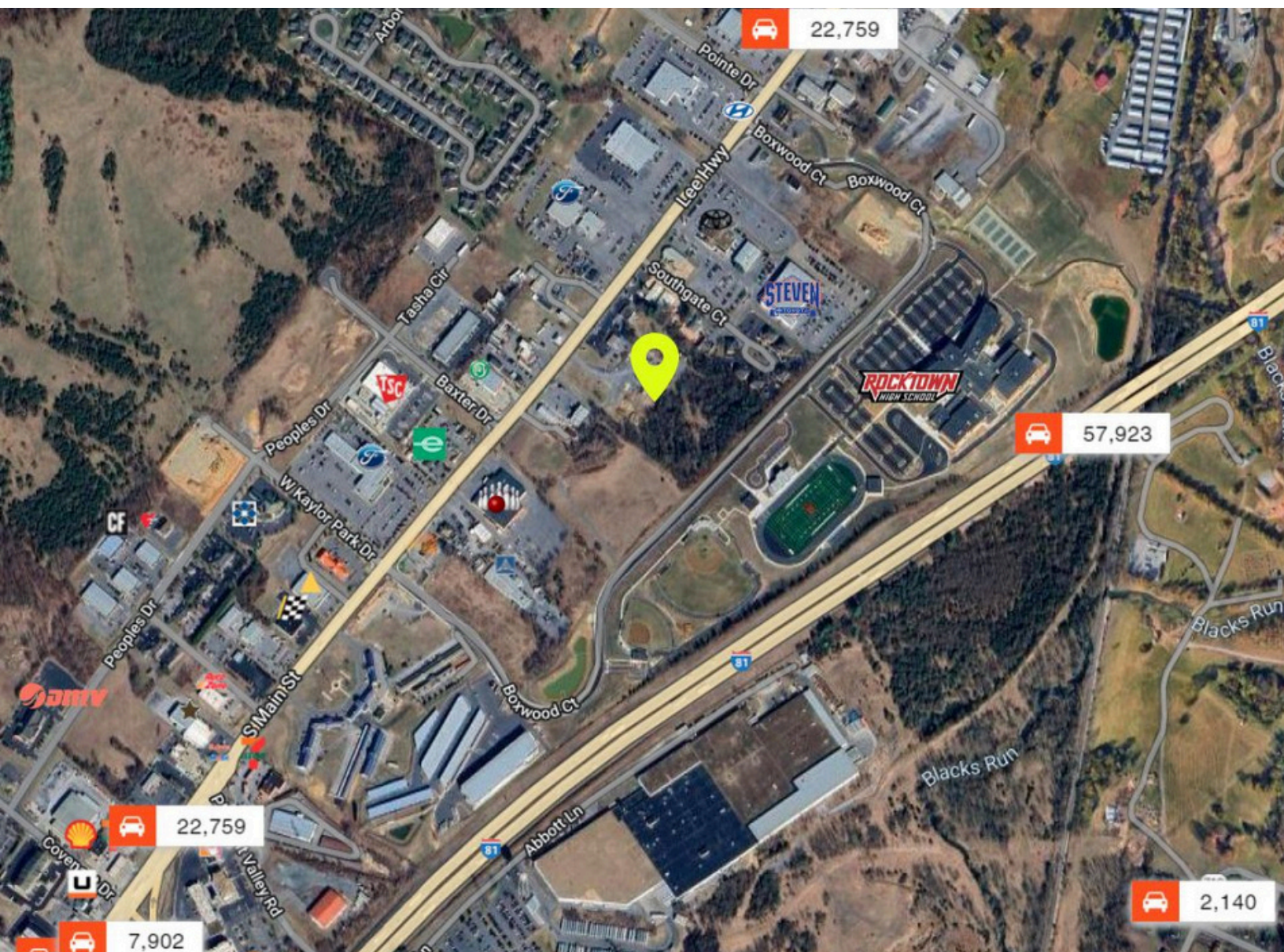
WWW.LEEANDASSOC.COM

Lee & Associates
COMMERCIAL REAL ESTATE BROKERAGE

All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing.



Only 0.7 miles away from I-81 exit 243, where a staggering 57,000 cars zoom by daily, ensures that your business will be exposed to a vast audience of potential customers. The property, divided into 3 parcels, with two currently housing a successful car dealership, is eagerly awaiting a visionary entrepreneur like you to claim the remaining 7.97 acres for an exciting new retail destination, or redevelop what is there and use the entire 9.37-acre parcel.

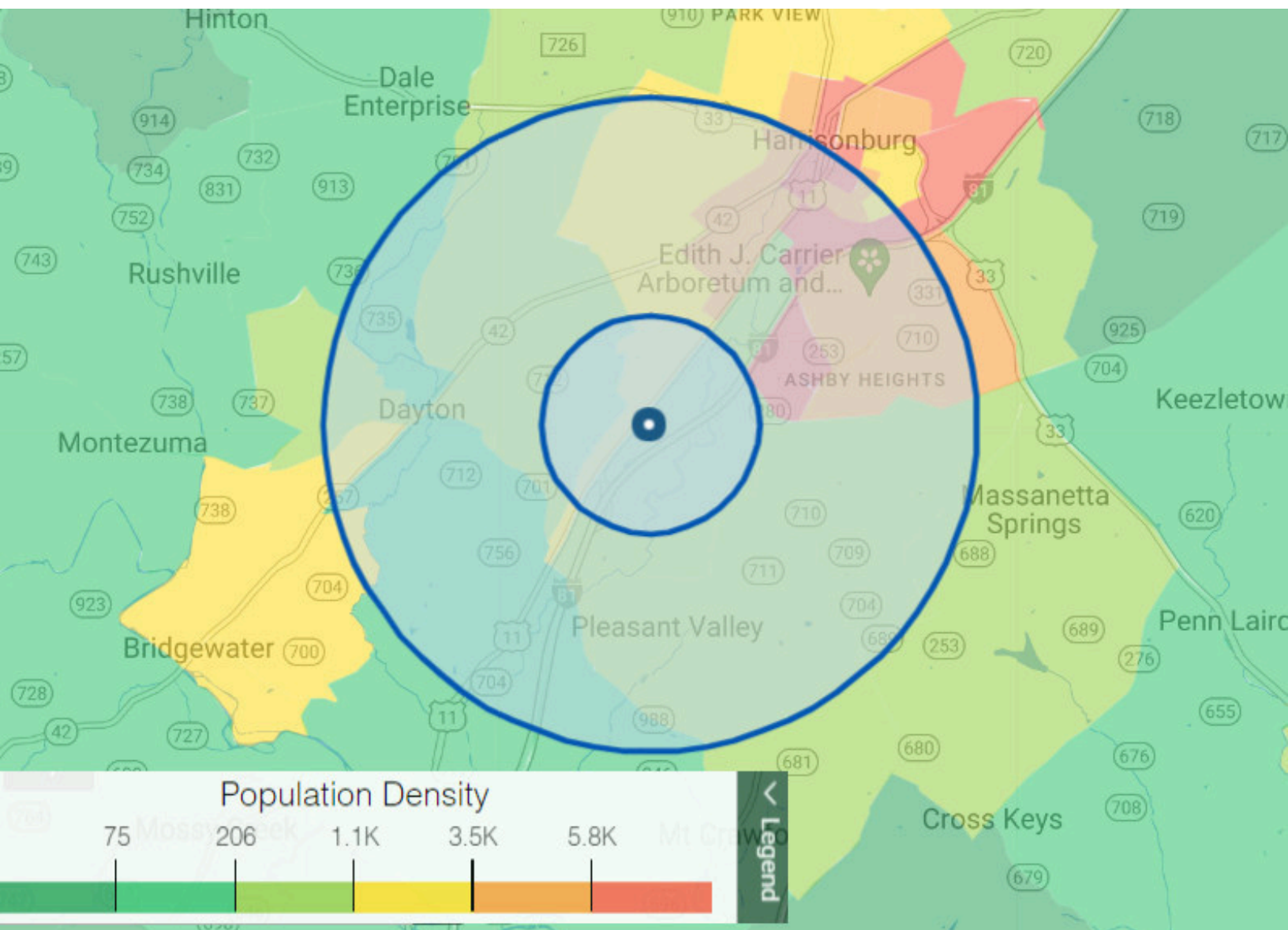


DAVID W. LEE

540-820-1422 | DAVID@LEEANDASSOC.COM | WWW.LEEANDASSOC.COM

All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing.

Lee & Associates
COMMERCIAL REAL ESTATE BROKERAGE



In conjunction with the grand opening of a brand-new high school next door in August 2024, the foot traffic in the area is set to skyrocket, presenting a golden opportunity for your retail business to thrive. Imagine the endless possibilities for a grocery store, boutique shop, or any retail establishment you've been dreaming of.

