

FOR LEASE

ZONED B-1

Retail Shop

351 N. Mason Street | Harrisonburg, VA 22802



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 6,174± SF of retail available
- › Can be subdivided; Zoned B-1
- › Close proximity to James Madison University
- › Lease Rate: \$20.00/SF, NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,311	55,108	71,775
AVERAGE HH INCOME	\$111,916	\$109,643	\$118,996
DAYTIME EMPLOYEES	10,731	28,619	38,382

FOR MORE INFORMATION:

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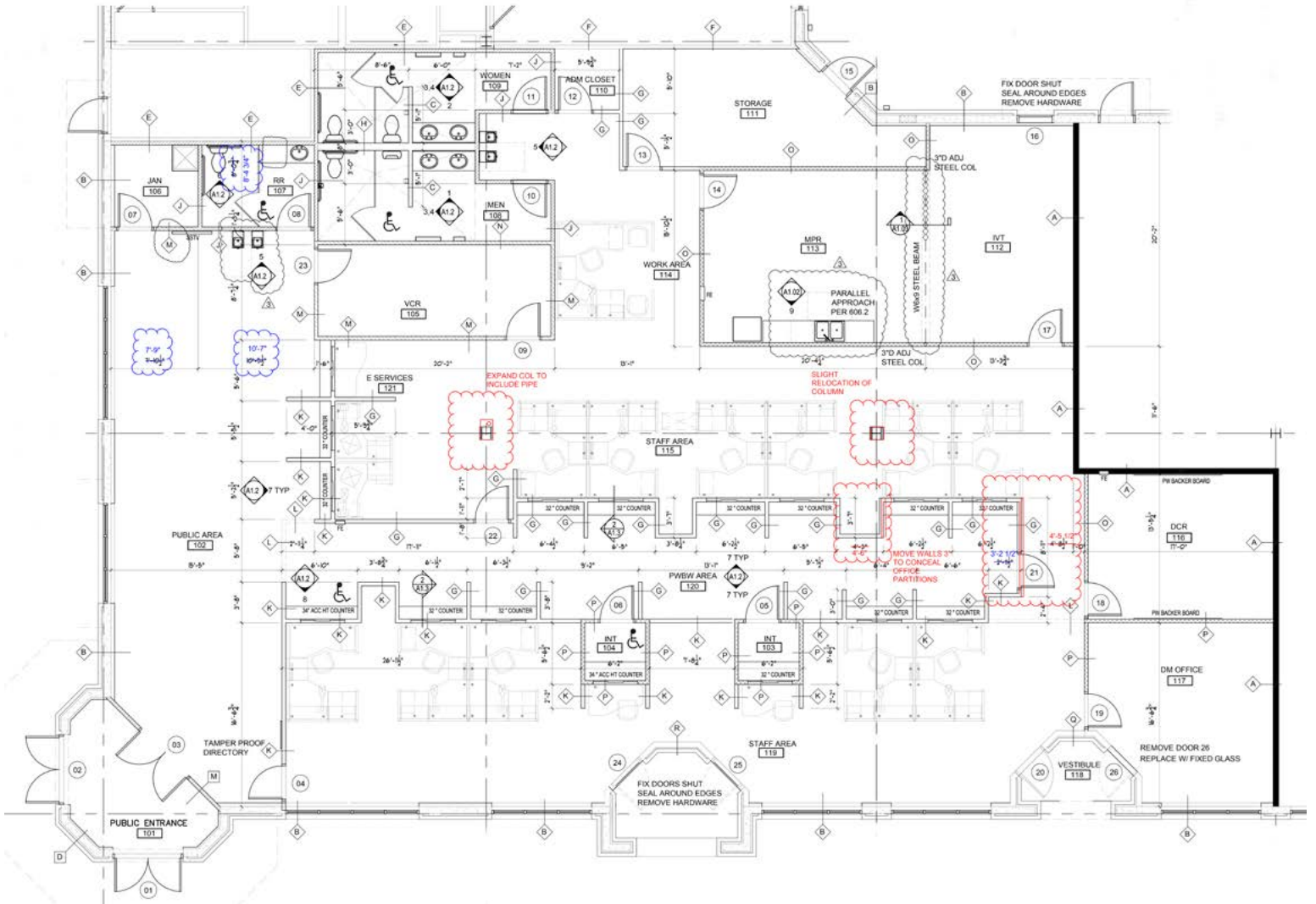
cblackwell@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

FLOOR PLAN



OFFICE LAYOUT



Harrisonburg, VA

EASTERN Mennonite UNIVERSITY
1,601 students

Eastern Mennonite School
327 students

13,000 VPD

Mt. Clinton Pike
8,100 VPD

N. Liberty St.

N. Main St.
7,700 VPD

Virginia Ave.
11,000 VPD

11

81

Chicago Ave.

W. Market St.
12,000 VPD

33

Downtown

Old Furnace Rd.
2,600 VPD

48,000 VPD

E. Market St.
14,000 VPD

S. Liberty St.
13,000 VPD

Harrisonburg Crossing

- Walmart
- Michaels
- Home Depot
- Barnes & Noble
- Petco
- Staples
- Office Max

Rockingham Memorial
270 beds (RELOCATING)

Cantrell Ave.
15,000 VPD

Country Club Rd.
14,000 VPD

New ES & MS

Spotswood Square

- Kroger
- Home Depot
- Target

S. High St.
22,000 VPD

Maryland Ave.

S. Main St.
26,000 VPD

JAMES MADISON UNIVERSITY
16,546 students

Forbes Crossing

Costco

Lowe's

9,400 VPD

Spotswood Country Club

University Blvd.

MATTRESS Warehouse

Keesletown Rd.

865 EAST

Valley Mall

- JCPenney
- Bank of America
- Old Navy

TARGET

Skyline Village

- Kohl's
- Martin's

E. Market St.
30,000 VPD

Spotswood Country Club

Neff Ave.

Valley Mall

- JCPenney
- Bank of America
- Old Navy

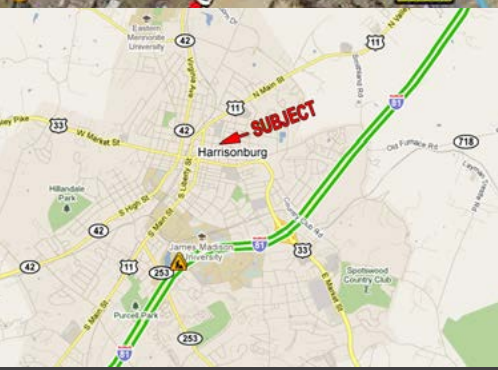
Skyline Village

- Kohl's
- Martin's

Reservoir St.
8,300 VPD

33

Preston Lake



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