

Copperstone Medical Offices



FOR SALE

NNN Lease | Harrisonburg, VA



Copperstone Medical Offices

Kemper Funkhouser

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**847 Martin Luther King Way
Harrisonburg, VA**



S E N T A R A®
H E A L T H C A R E



**Chiropractic
Center, LLC**

PARCEL

- **Parcel 15-O-2 in the City of Harrisonburg**
- **3.04 +/- Acres**
- **Zoned B2**
- **Deed Book 3567 Page 179**

LOCATION

- **3 miles to Sentara RMH Medical Campus**
- **0.3 miles to Interstate 81 Exit 247**
- **0.5 miles to James Madison University**

Tenant Locations



 Bridging Health Clinic

Chiropractic Center, LLC


AVA CARE
OF HARRISONBURG
ADVOCATE. VALIDATE. ANSWERS.




SENTARA
HEALTHCARE

Executive Summary

Offering Price

\$7,950,000

Cap Rate 6.86%

2025 Annual Rent \$545,567

Gross Square Feet 42,244

Acres 3.04

Parking Spaces 144



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LEASE SUMMARY

There are five tenants in this office complex all providing healthcare services. The current leases will generate \$545,567 in rental income in 2025. The tenants are responsible for all expenses through a CAM fee that is billed monthly.

Full details of financials and lease terms are available upon execution of a Non-Disclosure Agreement by a serious purchaser.

BUILDING SUMMARY

Building	Circa	Total SF	SF Leased	SF Vacant	Tenants
Copperstone I	1980	11,484	4,656	5,907	AvaCare
Copperstone II	2002	27,000	18,840	4,225	DaVita Sentara
Copperstone Annex	1976	3,760	3,760	0	Bridging Health Chiropractic Center
Totals	-	42,244	27,256	10,132	-

Note: The Offering Price is based on a 6.86% CAP Rate on 2025 income and does not include any additional income opportunity with current vacancy.



EAST MARKET ST

RESERVOIR ST

Copperstone
Medical Offices



MARTIN LUTHER KING JR WAY



3 miles to Sentara RMH Medical Campus
0.3 miles to Interstate 81 Exit 247
0.5 miles to James Madison University



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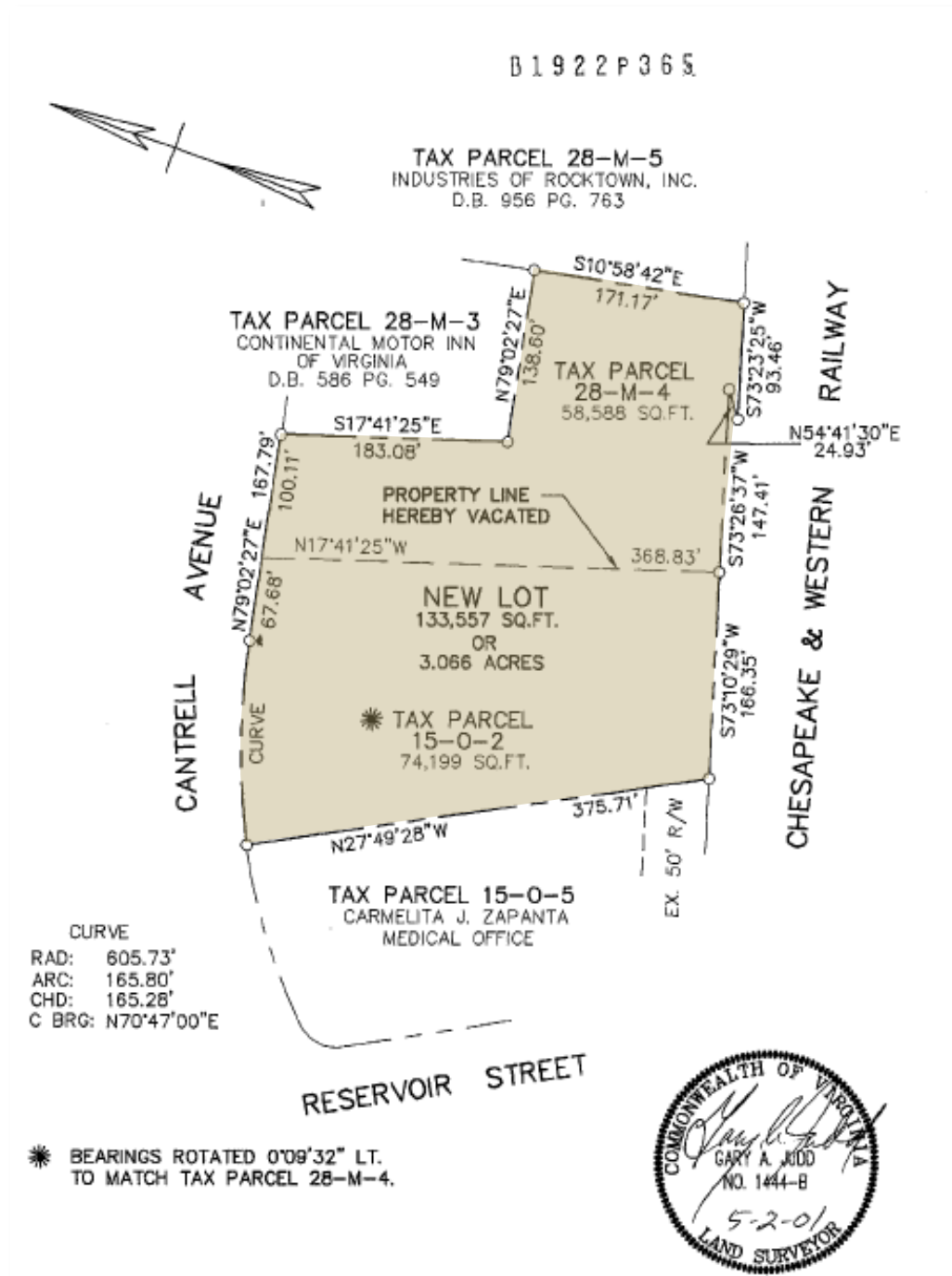


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Property Survey



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Harrisonburg MSA Market

Population	135,689 ¹
Median HHI	\$66,823 ¹
Median Home Price	\$344,900 ²
Employment	66,556 ¹
Unemployment Rate	3.0% ³



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A Growing Market

The Harrisonburg, Virginia Metropolitan Statistical Area (MSA) encompasses the independent city of Harrisonburg and Rockingham County, forming a dynamic regional economy. As of 2022, the MSA had a population of approximately 135,689, reflecting a modest growth from the previous year. The local economy is bolstered by a diverse array of industries, with a notable emphasis on education, healthcare, and agriculture. The presence of institutions like James Madison University significantly contributes to the economic landscape, providing employment opportunities and fostering a vibrant community. In 2022, the median household income in the MSA was \$66,823, marking an 8.36% increase from 2021, indicative of a positive economic trajectory.

Demographically, the Harrisonburg MSA is characterized by a youthful and diverse population. The median age is 34.6 years, which is relatively young compared to national figures, largely due to the student population from local universities. Educational attainment is notable, with 35.2% of residents holding a bachelor's degree or higher, reflecting the region's emphasis on education. The area also exhibits a relatively high foreign-born population at 17.6%, contributing to its cultural diversity. Overall, the Harrisonburg MSA presents a blend of economic vitality and demographic diversity, positioning it as a significant hub in the Shenandoah Valley.

1. Source: DataUSA 2022
2. Source: Harrisonburg-Rockingham Association of REALTORS MLS
3. Source: Bureau of Labor Statistics August 2024

Harrisonburg MSA Economic Development



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The City of Harrisonburg's Economic Development Department assists businesses in job creation and stimulates city investment. Services include site selection, technical assistance, incentive programs, and regulatory guidance. The department connects businesses with state, federal, and private resources to support business growth.

[Visit Website](#)



Rockingham County's Economic Development Authority (EDA) is dedicated to fostering economic investment and diversity by assisting new and existing businesses. They offer various incentives, including tax credits, exemptions, grants, and customized workforce development programs, to support employers. The EDA also oversees Technology Zone Incentives and collaborates with businesses to identify solutions and facilitate access to resources. Through these efforts, they aim to stabilize the economy, create employment opportunities, and promote prosperity throughout Rockingham County.

[Visit Website](#)



The **Shenandoah Valley Partnership (SVP)** promotes business growth in Virginia's Shenandoah Valley. Collaborating with public and private partners, it highlights the region's skilled workforce, strategic I-81 location, and business-friendly environment. SVP supports site selection, workforce development, and planning, attracting industries like manufacturing and agribusiness while fostering economic growth.

[Visit Website](#)



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