

JAMES MADISON SQUARE - 1,787SF RESTAURANT

1314 Hillside Avenue, Harrisonburg, VA 22801

FORMER JIMMY JOHN'S | HIGH TRAFFIC AREA | GREAT DELIVERY ZONE



OFFERING SUMMARY

Available SF:	1,787 SF
Lease Rate:	\$26.00 SF/yr (NNN)
OpEx	\$7.00 SF/yr
Access/Counts	Port Republic Rd (26k)
Lot Size	1.04 Acres
Parking Stalls	64
Zoning:	B2
Co-Tenants	Starbucks, UPS Store, Vocelli Pizza

PROPERTY OVERVIEW

The 1,787sf former Jimmy John's is situated within a highly visible center at a signalized intersection and boasts a prime location across from the primary entrance of JMU. The center enjoys a steady flow of pedestrian traffic, as it is located near parking fields used by 22,000 students who walk past the center on their way to campus.

Daily traffic counts at the corner of Port Republic Road and Hillside Ave exceed 26,000 vehicles per day and easy accessibility as a result of the signalized intersection. Proximity to campus, easy access, and dense surrounding residential yield an exceptional customer base and strong delivery zone.

PROPERTY HIGHLIGHTS

- 1,787 Restaurant Restaurant Available
- Highly Visible Center at Signalized Intersection
- Immediately Across from JMU (22,000 students) Primary Entrance
- Located at Corner of Port Republic Road 26,000 ADT and Hillside Ave @ Interstate 81 Exit 245

For More Information:

Tim Reamer
540.271.7525
tim.reamer@cottonwood.com

Mike Martin
540.421.0360
mike.martin@cottonwood.com

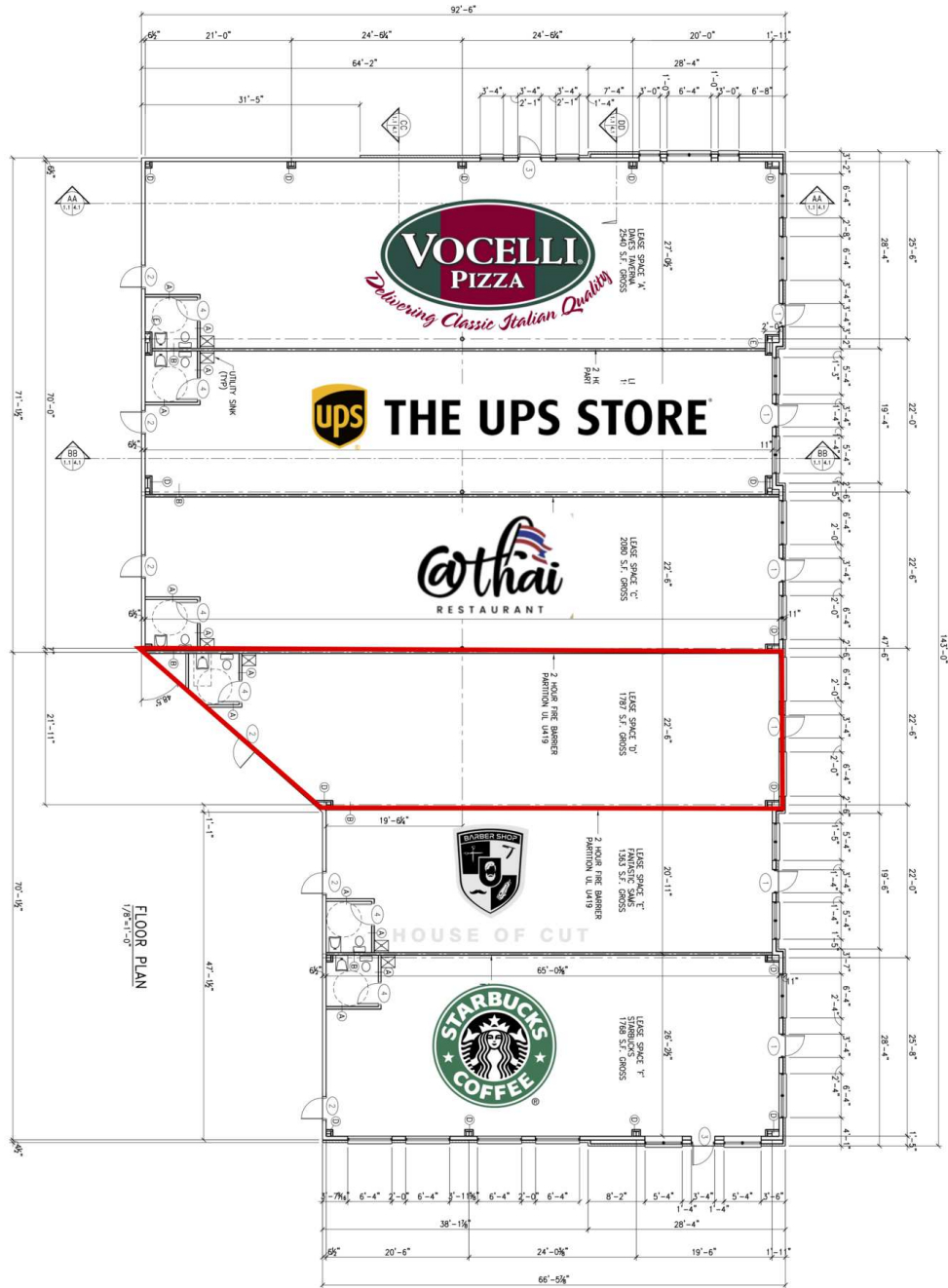
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JAMES MADISON SQUARE - TURNKEY RESTAURANT

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FLOOR PLAN



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JAMES MADISON SQUARE

■ 1/2 MILE RADIUS
■ 1 MILE RADIUS

FORBES CROSSING

ROCKINGHAM SQUARE

GARBER'S CROSSING

DUKE'S PLAZA

SHENANDOAH PLAZA

JAMES MADISON SQUARE

PORT CROSSING

WATERMAN SQUARE

CLOVERLEAF SHOPPING CENTER

HARRISONBURG CROSSING

BURGESS CENTER

MARKET SQUARE EAST

SPOTSWOOD VALLEY SQUARE

MARKET PLAZA SHOPPES

SKYLINE VILLAGE PLAZA

VALLEY MALL

THE SHOPS AT UNIVERSITY

STONE PORT

UNIVERSITY CENTER

SITE

JAMES MADISON UNIVERSITY
 22,000 Students

PRIMARY OFFICE DISTRICT

FUTURE RESIDENTIAL DEVELOPMENT

