

SKYLINE VILLAGE

2035 E. Market Street | Harrisonburg, VA 22801



Martin's and Kohl's Anchored Shopping Center

Property Overview



PROPERTY DESCRIPTION

- Retail space in community center anchored by Martin's and Kohl's; adjacent to Target
- 1.46 Acre pad site available
- Less than one mile from James Madison University
- Located right off E. Market Street / Route 33 with 27,000 vehicles passing per day
- Great surrounding area that includes Walmart, Home Depot, Lowes, Kroger, and more

NEARBY TENANTS & RETAILERS



PROPERTY SPECIFICATIONS

AVAILABLE SF:

Unit 53: 1,080 SF
 Unit 71B: 700 SF
 Unit 75: 1,850 SF
 Pad site: 1.46 AC

LEASE RATE:

Negotiable

ZONING:

B-2 Urban Commercial General Business

PROPERTY TYPE:

Retail Community Center

PARKING:

3.51 / 1,000 SF (329 Spaces)

TIMING:

Available Immediately



Demographics



AREA DEMOGRAPHICS



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	1 Mile	3 Miles	5 Miles
Population	6,295	53,138	73,033
Households	2,433	18,158	25,633
Avg. Household Income	\$67,322	\$84,632	\$88,385
Daytime Population	14,448	63,196	87,918

TRAFFIC COUNTS

	VPD
E. Market Street / Route 33	27,000
Reservoir Street	21,000
I-81	55,000

Site Plan



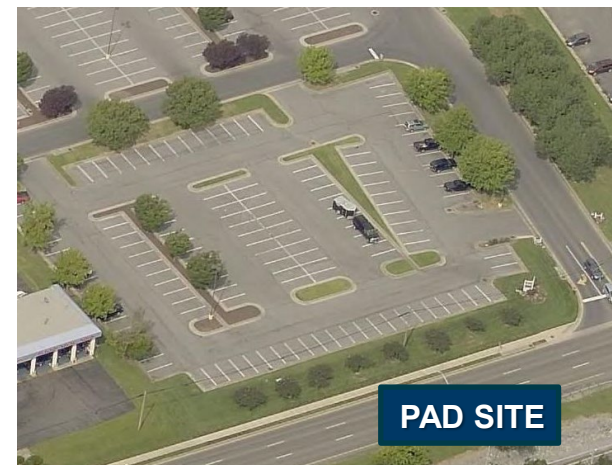
UNIT	TENANT	SF
-	Burger King	2,950
129	ABC Store	4,300
115	Martin's	73,396
91	CiCi's Pizza	3,750
83	MW Home Improvement	1,500
14 (75)	Available	1,850
16 (71B)	Available	700
71A	Oriental Hibachi	2,150

UNIT	TENANT	SF
55	Martinsville Tobacco & Vape	900
53	Available	1,080
51	Artesian Dulce Suenos	1,170
47	Hollywood Nails	1,050
45	Leased	3,000
43	Razor's Edge	1,050
24	Kohl's	88,248
-	Available Pad Site	1.46 AC

Site Plot



Photography



Photography



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