

FOR SALE or LEASE



1300 S. Main Street

Harrisonburg, VA 22801

Overview

Former bank, for sale or lease, set on ±1.0 acre at the corner of S. Main Street and Port Republic Road. Situated at a signalized intersection located less than 1/2 mile from James Madison University's campus (22,224 students enrolled in 2023), the site offers great visibility and access to the more than 60,000 cars that pass by each day. Neighboring retail includes Starbucks, CVS, Jimmy John's and Panda Express. The site is zoned R-3 which allows for professional office and medical uses.

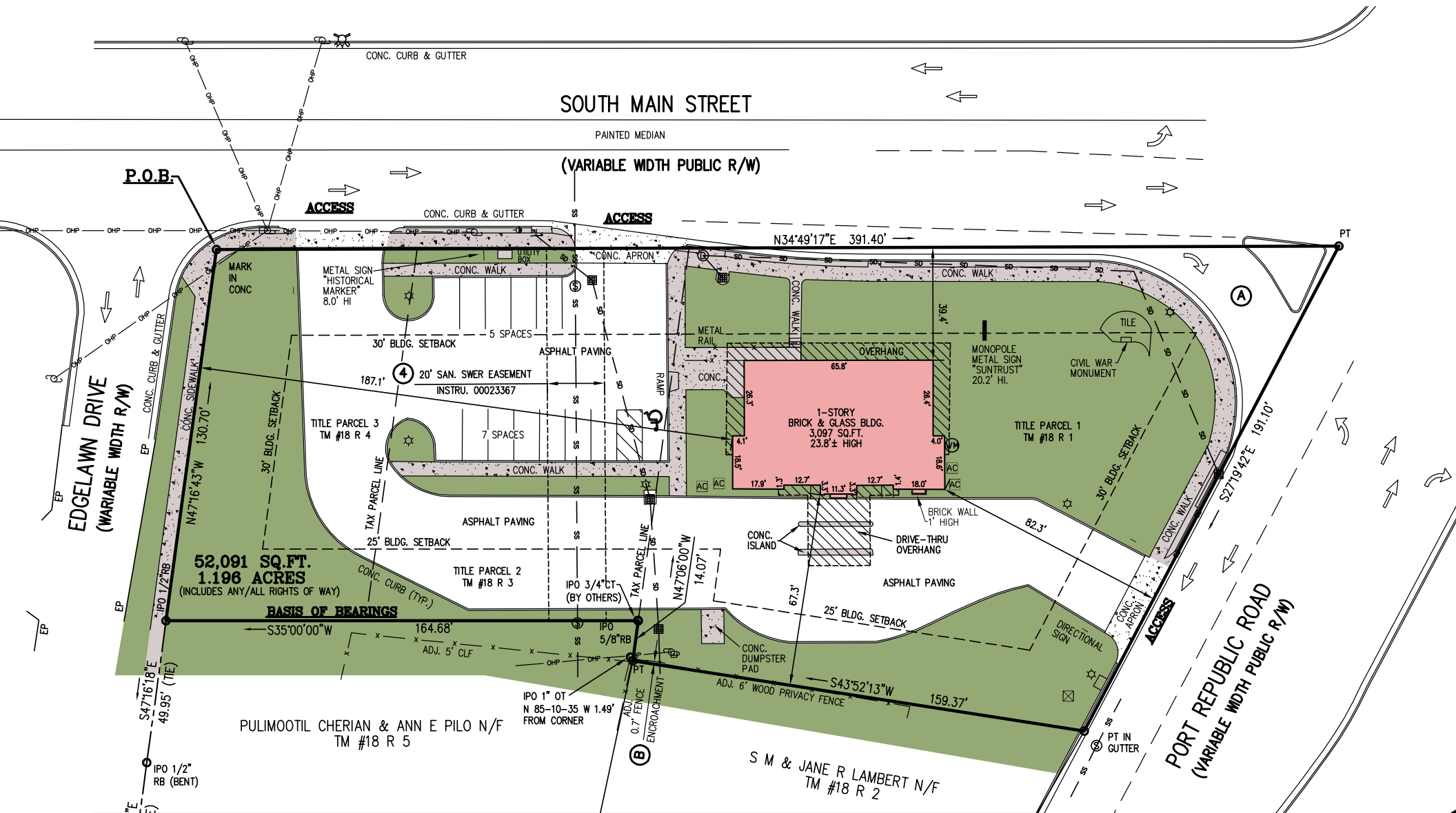
Quick Facts

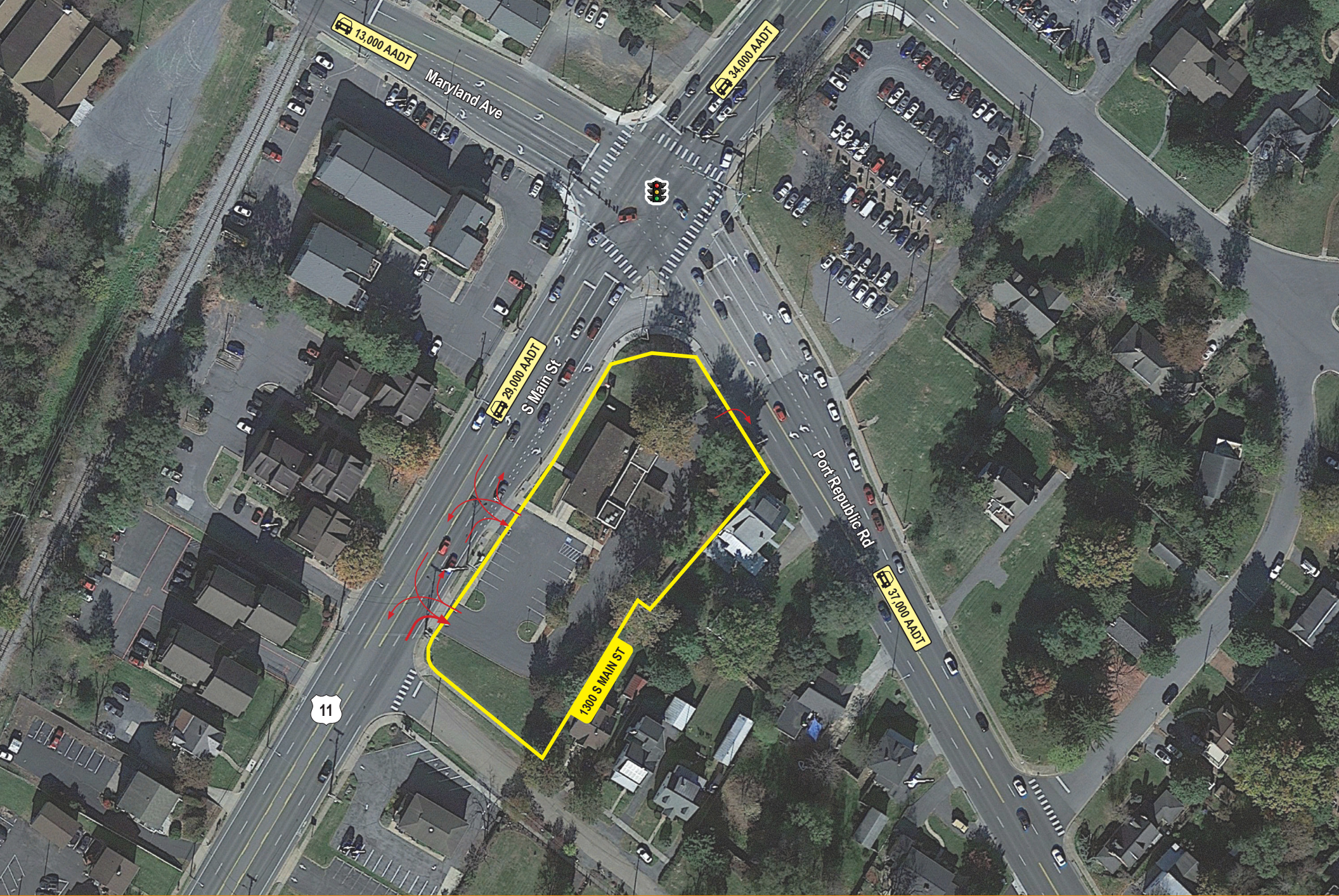
Availability	Immediate
Size	3,097 square feet (1.196 acres)
Rental Rate	\$17.00 per square foot
Sale Price	\$1,100,000
Net Charges	CAM: self-performed; INS: self-performed or billed by LL; TAX: paid by Tenant
Parking	13 spaces
Zoning	R-3 Medium Density Residential District (LINK)

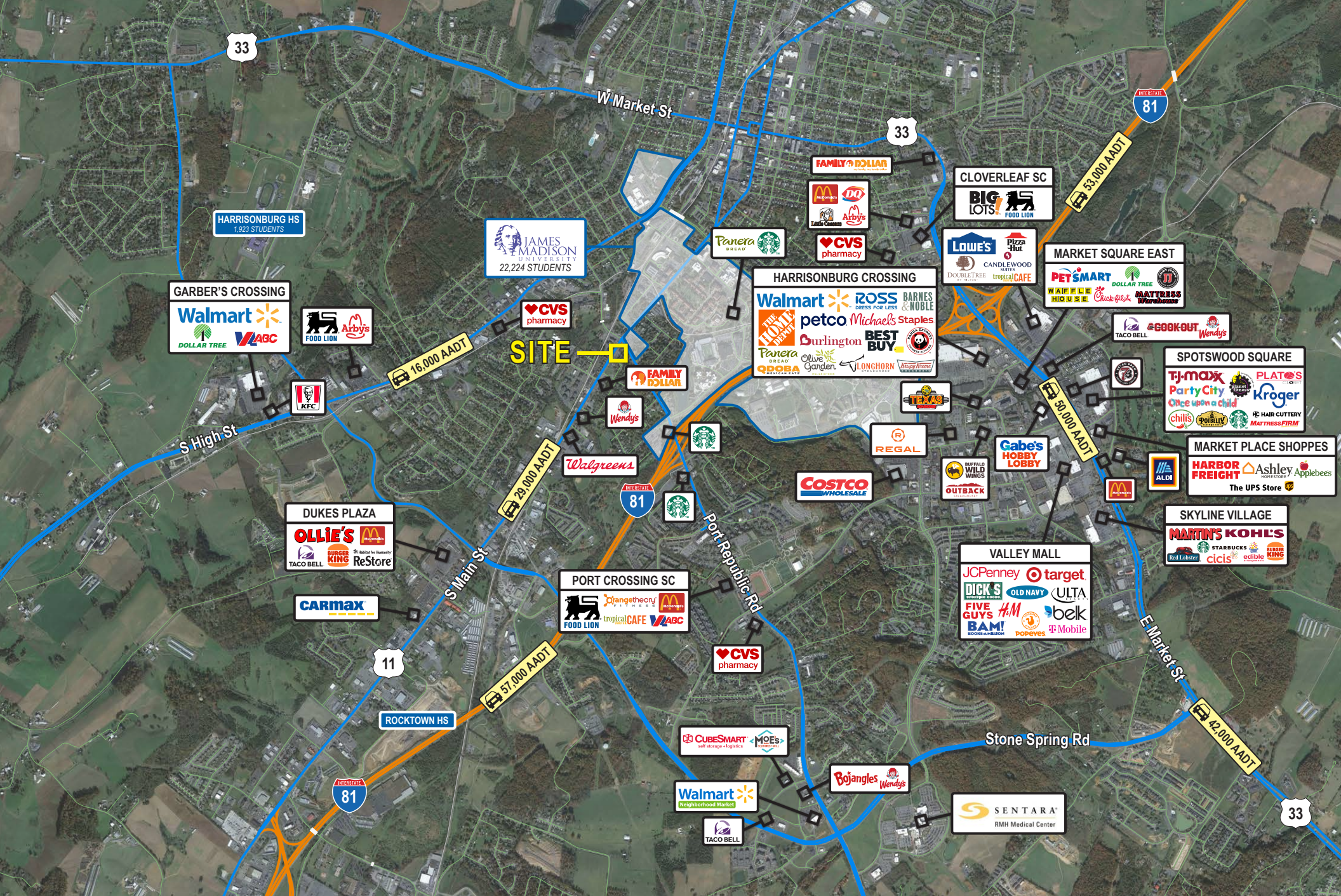
2023 Demographics	1 mile	3 miles	5 miles
POPULATION	16,466	59,552	75,539
HOUSEHOLDS	3,985	20,328	26,392
AVG. HH INCOME	\$74,674	\$72,240	\$78,102
DAYTIME POPULATION	41,704	100,897	108,466
TRAFFIC COUNT	29,000 AADT (S. Main Street)	37,000 AADT (Port Republic Road)	
	59,000 AADT (I-81)		

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Interested? Contact:

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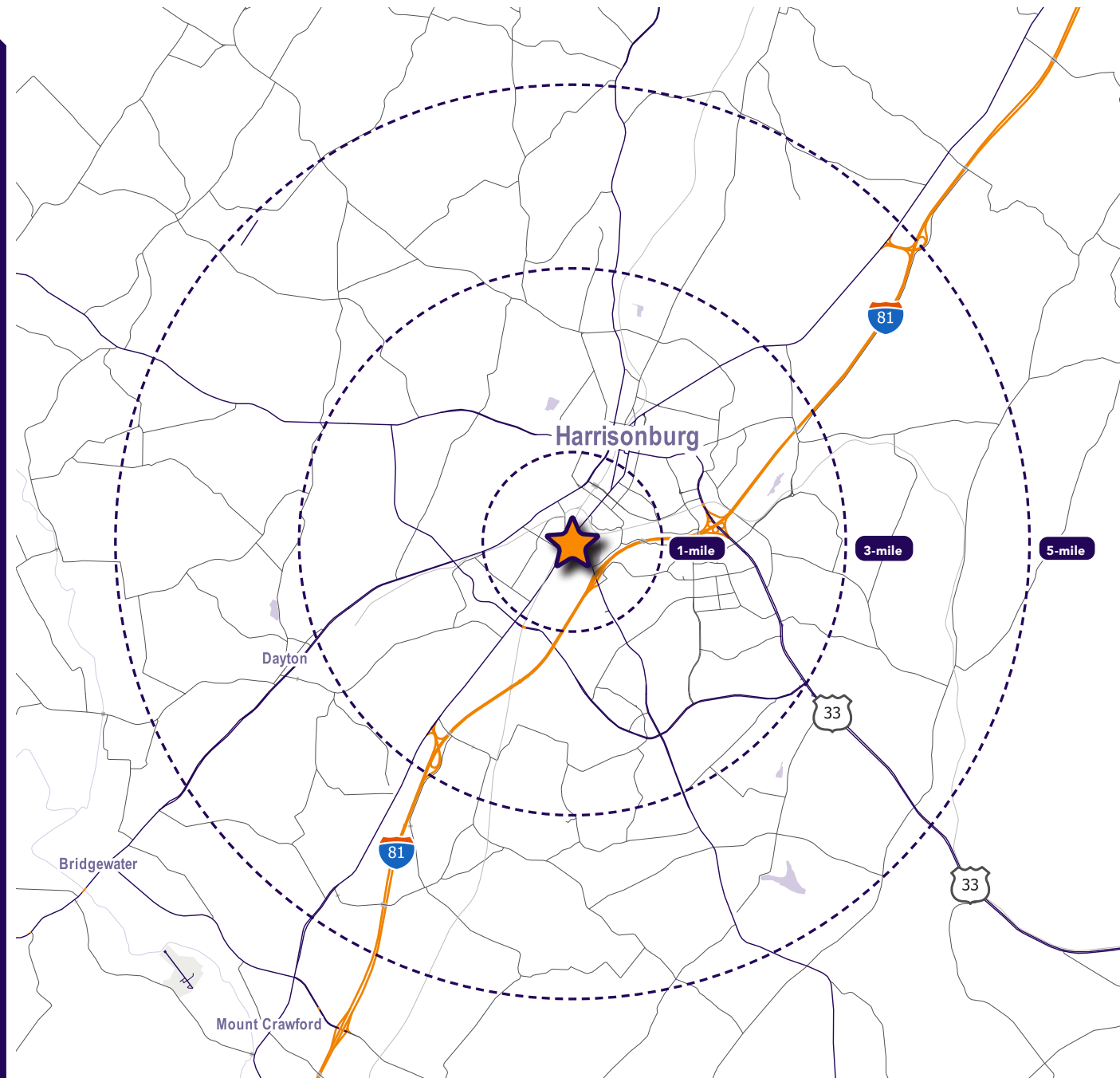
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