



RETAIL DRIVE-THRU SITE • BRIDGEWATER, VA

FREE-STANDING DRIVE-THRU AT A SIGNALIZED CORNER

500 N MAIN ST • 3,492 SF • 0.59 AC • 14,000 VPD

THE OPPORTUNITY

A TURNKEY DRIVE-THRU ON BRIDGEWATER'S SIGNALIZED HARD CORNER

SIGNALIZED HARD CORNER

Positioned on the signalized hard corner of North Main Street and Mount Crawford Avenue, Bridgewater's busiest arterial intersection, with 325 feet of uninterrupted street frontage.

DUAL DRIVE-THRU IN PLACE

A free-standing 3,492 SF building with an existing dual drive-thru configuration, delivering the infrastructure a quick-service or drive-thru operator needs on day one.

14,000 VEHICLES PER DAY

Roughly 14,000 VPD combined across both frontages, including 10,900 VPD on North Main Street, placing the site in front of steady commuter and shopper flow.

ESTABLISHED RETAIL CO-TENANCY

Adjacent to McDonald's and Dairy Queen, with United Bank, 7-Eleven, Truist, Domino's, and other national brands anchoring the corridor.

ANCHORED BY BRIDGEWATER COLLEGE

Roughly 1,800 students, plus faculty, staff, and visitors, anchor year-round daytime demand minutes from the site, with Oakdale Park adding additional local draw.

B-1 ZONING & BUILT-IN PARKING

B-1 General Business zoning supports a broad range of retail, restaurant, and service uses, with 26 on-site stalls (up to 35 in a shared configuration) on a 0.59-acre lot.

3,492

BUILDING SF

0.59

ACRE LOT

14,000

COMBINED VPD

26

PARKING STALLS

\$25

PSF NNN

SITE & BUILDING

PROPERTY DETAIL

ADDRESS	500 N Main St, Bridgewater, VA
BUILDING SIZE	3,492 SF
LOT SIZE	0.59 Acres
ZONING	B-1 General Business
PARKING	26 Stalls (up to 35 shared)
ACCESS	Signalized hard corner; primary access on N Main St
FRONTAGE	325 ft on N Main St & Mt Crawford Ave
TRAFFIC	10,900 VPD (N Main St); 14,000 combined
DRIVE-THRU	Existing, dual lane
OFFERING	NNN Lease
LEASE RATE	\$25 / SF NNN

FREE-STANDING DRIVE-THRU BUILDING

The building is a free-standing former bank branch with a dual drive-thru lane already in place, shortening the buildout path for a quick-service, coffee, pharmacy, or financial user seeking drive-thru capability at a signalized corner.

BUILDING AT A GLANCE

3,492

TOTAL BUILDING SF

26

PARKING STALLS

2

DRIVE-THRU LANES

325

FEET OF FRONTAGE

0.59

ACRE LOT

B-1

GENERAL BUSINESS ZONING



WHY YOUR USE WORKS HERE

A STABLE TRADE AREA WITH STEADY COLLEGE-DRIVEN DEMAND

Bridgewater is a stable, well-established town in Rockingham County, in the central Shenandoah Valley and minutes from Harrisonburg. It holds its own defined commercial core that serves local residents and the surrounding rural communities, while capturing traffic moving between Harrisonburg, Dayton, and nearby markets.

Bridgewater College anchors the market with roughly 1,800 students, adding consistent daily traffic, employment, and year-round demand for retail, dining, and service uses. For a restaurant or retail user, the combination of resident density, a college population, and a signalized corner already built for drive-thru traffic supports steady capture.

DAYTIME POPULATION OUTPACES RESIDENTS

Within five miles, daytime population reaches 29,724 against 21,123 residents, a signal of strong inbound commuter and shopper traffic.

29.7K

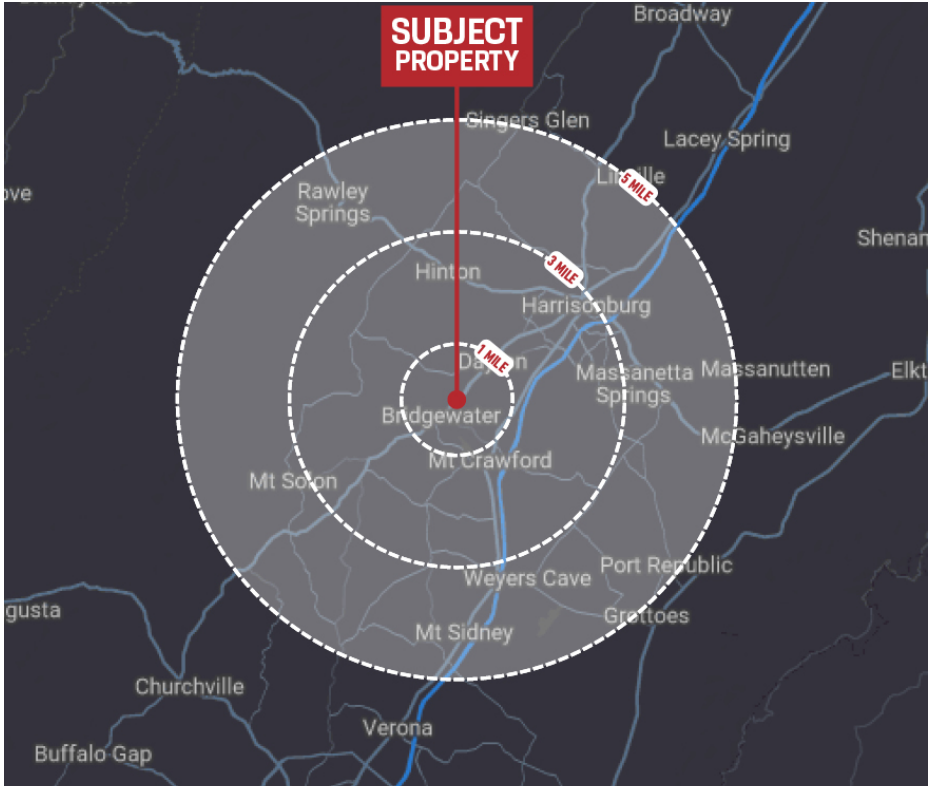
5-MI DAYTIME POP

42.4K

15-MIN TRADE AREA

1,800

COLLEGE STUDENTS



1 / 3 / 5-mile radius from subject property

2026 POPULATION	1 / 3 / 5 Mile		
TOTAL POPULATION	6,531	11,706	21,123
DAYTIME POPULATION	7,755	14,860	29,724

Source: 2026 Key Demographic Indicators (Esri)

2026 POPULATION	5 / 10 / 15 Min		
TOTAL POPULATION	6,864	14,129	42,409
DAYTIME POPULATION	7,773	20,550	51,135

TRAFFIC	VPD
N MAIN ST	10,900
COMBINED	14,000

MARKET OVERVIEW

A STABLE SHENANDOAH VALLEY MARKET ANCHORED BY A COLLEGE

Bridgewater is a stable, well-established town within Rockingham County, positioned in the central Shenandoah Valley. The market benefits from its proximity to Harrisonburg while maintaining its own defined commercial core that serves both local residents and the surrounding rural communities.

A key economic and activity driver is Bridgewater College, which enrolls roughly 1,800 students. The college contributes consistent daily traffic, employment, and year-round demand for retail, dining, and service uses. Faculty, staff, visiting families, and athletic and academic events draw additional regular visitors into the area.

Bridgewater functions as a primary service and retail destination for southeastern Rockingham County, its commercial corridor capturing traffic moving between Harrisonburg, Dayton, and surrounding communities. The trade area extends well beyond the town's own population base, supported by limited commercial nodes nearby and steady commuter traffic through the area.

1,800
BRIDGEWATER COLLEGE STUDENTS

29,724
5-MILE DAYTIME POPULATION







THE CORNER IN CONTEXT

N MAIN ST & MT CRAWFORD AVE, ADJACENT TO MCDONALD'S & DAIRY QUEEN

ABOUT TIM REAMER

BROKER • COTTONWOOD COMMERCIAL

Tim Reamer has spent 25 years helping brands grow across Virginia. As a retail broker, developer, and principal of a construction management firm, he has supported multi-unit rollouts for top national retailers and restaurants, working on site selection, entitlement, financial analysis, and contract review.

His background in economic development, formal appraisal training, and hands-on construction management gives him perspective across the full lifecycle of a project. He specializes in retail tenant and landlord representation, retail net lease investments, and retail development throughout the Shenandoah Valley and I-81 corridor.

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