



7.44 AC $\pm$ OF COMMERCIAL LAND

3090 S. MAIN STREET | HARRISONBURG, VIRGINIA 22801

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 7.44 acres $\pm$ of commercial land (one of the last remaining large-tract footprints on S. Main Street Corridor)
- All critical utilities and infrastructure in place
- Short 5 min. drive to James Madison University, providing a diverse workforce and a growing population base
- High visibility/connectivity on busy S. Main Street (22K cars/day) and just off of I-81 (57K cars/day)
- Access to parcel from two (2) thoroughfares: S. Main Street and E. Kaylor Park Drive
- Adjacent to new Rocktown High School
- Flexible zoning (B-2: General Business District) allows for a wide range of uses
- Gateway property capturing traffic from local residents and JMU students/workforce
- Surrounded by numerous established retail, hospitality and professional services

LOT SIZE:

7.44 ACRES $\pm$

TRAFFIC COUNT:

22,000 AADT (S. MAIN ST.)

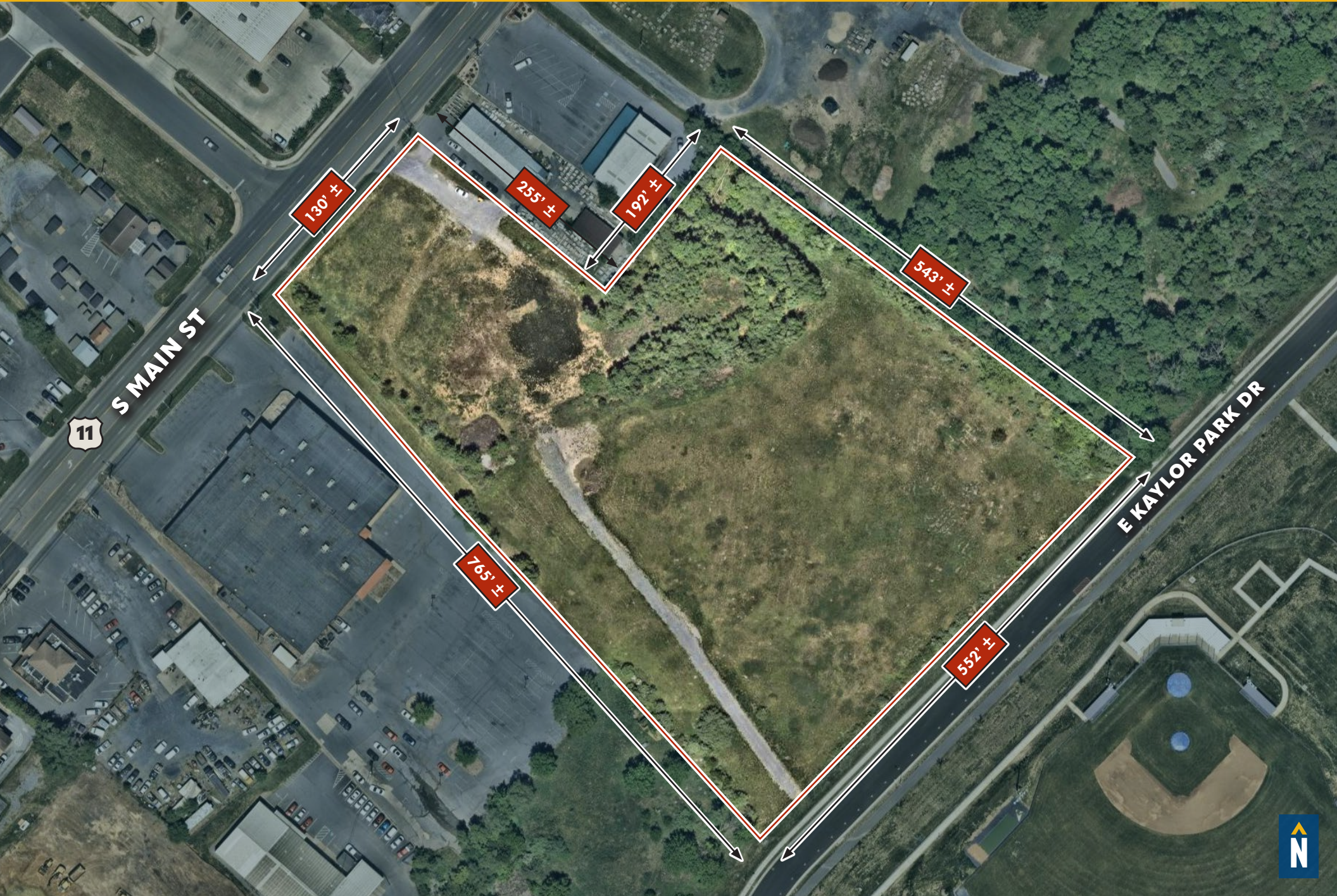
ZONING:

B-2 (GENERAL BUSINESS DISTRICT)

SALE PRICE:

\$2,600,000





LOCAL BIRDSEYE



JMU
JAMES MADISON
UNIVERSITY

HARRISONBURG

ReStore
The Habitat for Humanity
BARGAIN
SHARP SHOPPER
Grocery Outlet
SUPER SHOES
Goodwill

CARMAX

PIZZA HUT

11

Walgreens

U-STOR-IT
MINI-STOR-IT

Harrisonburg Honda

SUBARU

LINCOLN

VALLEY MOTORS
(540) 435-9088

Reilly
AUTO PAINTS

HARRISONBURG
AUTO OUTLET

22,000 AADT

ROCKTOWN HIGH SCHOOL

INTERSTATE
81

E KAYLOR PARK DR

S MAIN ST

11

INTERSTATE
Bowl



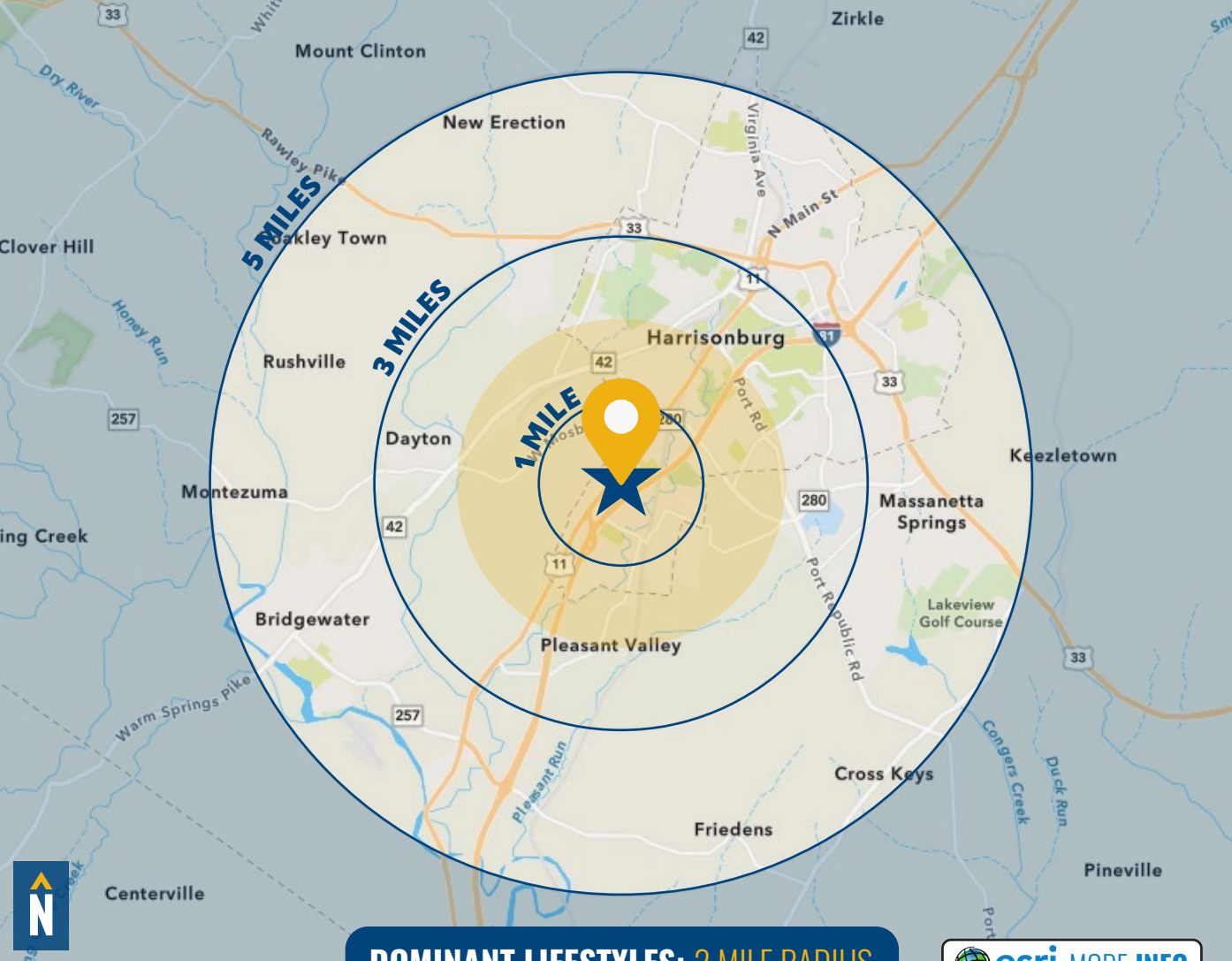
LOCAL BIRDSEYE



The map displays the following locations and features:

- Highways:** Interstate 81, State Route 33, State Route 42, and State Route 11.
- Education:** Mountain View Elem. School, Thomas Harrison Middle School, Bluestone Elem. School, Harrisonburg High School, James Madison University (JMU), and Heritage Oaks Golf Course.
- Healthcare:** Sentara RMH Medical Center.
- Retail & Commerce:** Walmart, Target, Kroger, TJ-maxx, Party City, Gabe's Hobby Lobby, Lowe's, Dick's Sporting Goods, JCPenney, Old Navy, Five Below, Belk, Ulta, Ross, Michael's, Burlington, Barnes & Noble, Staples, Petco, Best Buy, Rocking R Ace Hardware, Food Lion, Food Maxx, Roses, Planet Fitness, Kohl's, Tractor Supply Co., CarMax, Goodwill, ReStore, Ollie's Bargain Outlet, Sharp Hopper Grocery Outlet, Super Shoes, Steven's, CUBESMART self storage, Stay America, Manheim by Cox Automotive, Ramada, Tru by Wyndham, Microtel by Wyndham, Kenworth Sales, United States Postal Service, and Truck & Equipment.
- Other Landmarks:** Hotel Madison, Dukes Plaza, Valley Mall, Skyline Village, Spotswood Valley Square, and Harrisonburg Crossing.
- Proposed Site:** Marked with a red star and labeled "SITE" in a red box.
- Scale:** A scale bar indicates a distance of 4 miles.





DOMINANT LIFESTYLES: 2 MILE RADIUS

 **esri** MORE INFO

23%

**DORMS TO
DIPLOMAS**

MEDIAN

AGE: 21.8

HH INCOME: \$29,081



These young residents are pursuing bachelor's and graduate degrees, and are mostly unmarried and in their late teens to early 20s. They frequent movies, bars and beaches, and like to watch and play sports.

19%

**MODERATE
METROS**

MEDIAN

AGE: 38.1

HH INCOME: \$70,055



These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

16%

METRO FUSION

MEDIAN

AGE: 32.8

HH INCOME: \$55,443



This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,495

39,251

80,419

DAYTIME POPULATION



4,476

49,024

101,262

AVERAGE HOUSEHOLD INCOME



\$82,509

\$89,120

\$92,778

NUMBER OF HOUSEHOLDS



860

12,736

27,923

MEDIAN AGE



30.7

24.2

28.7

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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