



**OUTPARCELS AVAILABLE**  
E. MARKET STREET | HARRISONBURG, VIRGINIA



**PROPERTY INFORMATION**

PRIME RETAIL: ± 5 ACRE PARCEL AVAILABLE (CAN BE SUBDIVIDED).

**PROPERTY HIGHLIGHTS**

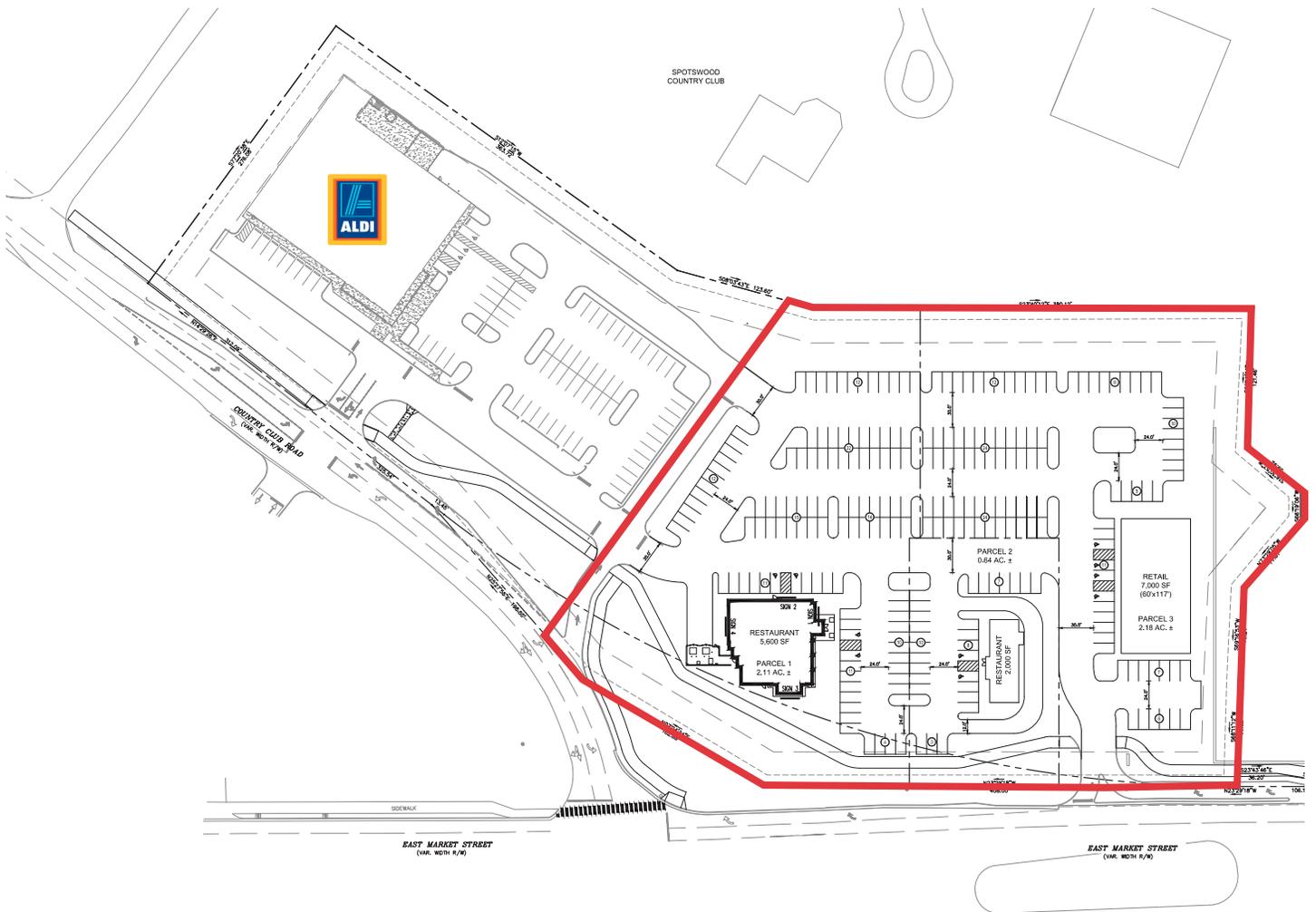
Graded sites with utilities next to new Aldi Grocery Store and across from Target, Kohls, Martins and Valley Mall (JC Penney, Belk, Old Navy, Dicks).

**DEMOGRAPHICS (2015)**

	1 MILE	3 MILE	5 MILE
Population	4,381	49,554	67,862
Average HH Income	\$71,908	\$60,243	\$61,961
Median HH Income	\$39,785	\$43,208	\$45,446
Business Establishments	458	2,326	3,138
Daytime Employment	7,653	34,316	46,206

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### TRAFFIC COUNTS 2015 (VADOT)

- 27,000 VPD on E Market Street
- 7,600 VPD on Country Club Road

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**JMU**  
**JAMES MADISON UNIV**  
 21,227 STUDENTS ENROLLED (2015)

**HARRISONBURG CROSSING**

Walmart SUPERCENTER STAPLES ROSS DRESS FOR LESS  
 THE HOME DEPOT BARNES & NOBLE BOOKSELLERS PETCO Where the pets go.  
 BED BATH & BEYOND BEST BUY Michaels

**SPOTSWOOD VALLEY SQUARE**

Kroger FASHION BUG  
 TJ-MAXX

**VALLEY MALL**

DICK'S SPORTING GOODS belk  
 TARGET JCPenney

**SKYLINE VILLAGE SHOPPING CENTER**

KOHL'S MARTIN'S  
 Quality. Selection. Savings. Every Day.

**DUKES PLAZA SHOPPING CENTER**

OLLIE'S OUTLET Bargain DOLLAR GENERAL

**FAMILY DOLLAR**

Walmart SUPERCENTER

DOLLAR TREE CATO

CVS/pharmacy

FOOD LOUNGE

SHEETZ

Pizza Hut

COSTCO WHOLESALE

LOWE'S

Krispy Kreme

**SITE**