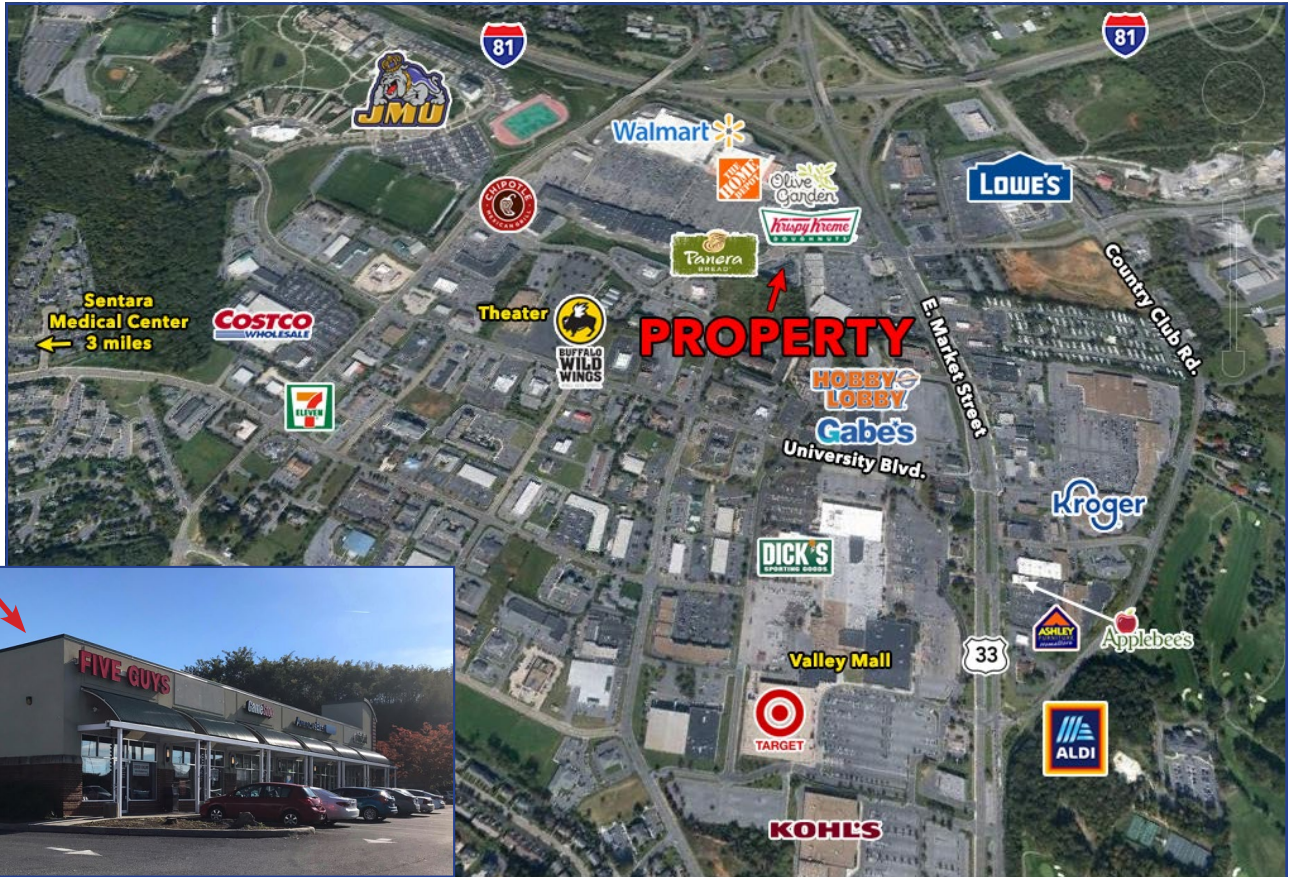


# HARRISONBURG, VA: PRIME ENDCAP UP TO 5,233 SF WITH POTENTIAL DRIVE THRU AT TRAFFIC LIGHT TO REGIONAL POWER CENTER

104 Burgess Road | Harrisonburg, VA

(540) 849-9020  
www.trianglerealtors.net

## FOR LEASE



**UP TO  
5,233 SF**



### PROPERTY HIGHLIGHTS

- 3,470 SF, plus additional 1,763 SF available
- Drive thru potential
- Restaurant ready with hoods and walk-in freezer
- Main traffic light to Harrisonburg Crossing with Walmart, Home Depot, Barnes & Noble, Bed Bath & Beyond, Michaels, Ross, Staples, Best Buy and Petco
- Best Commercial Corridor in region
- Harrisonburg is the fastest growing city in Virginia, recently surpassing Charlottesville, and the Harrisonburg metro is the second fastest growing in the state
- Harrisonburg has experienced 21% growth over the last 10 years
- In addition to James Madison University (22,000 students), the Harrisonburg metro area is home to three other colleges and universities
- Call agent for lease details
- Owner/Agent

### DEMOGRAPHICS

	3 mile	5 mile	10 mile
Population	52,470	70,261	100,524
Households	17,166	23,951	35,216
Avg HH Income	\$60,128	\$73,900	\$79,106

### MORE INFORMATION

Triangle Realtors  
Peter H. Wray, *Principal Broker*

C: (540) 849-9020  
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phwray@trianglerealtors.net  
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2903 N. Augusta Street | Staunton, VA 24401  
PO Box 4807 | Charlottesville, VA 22905



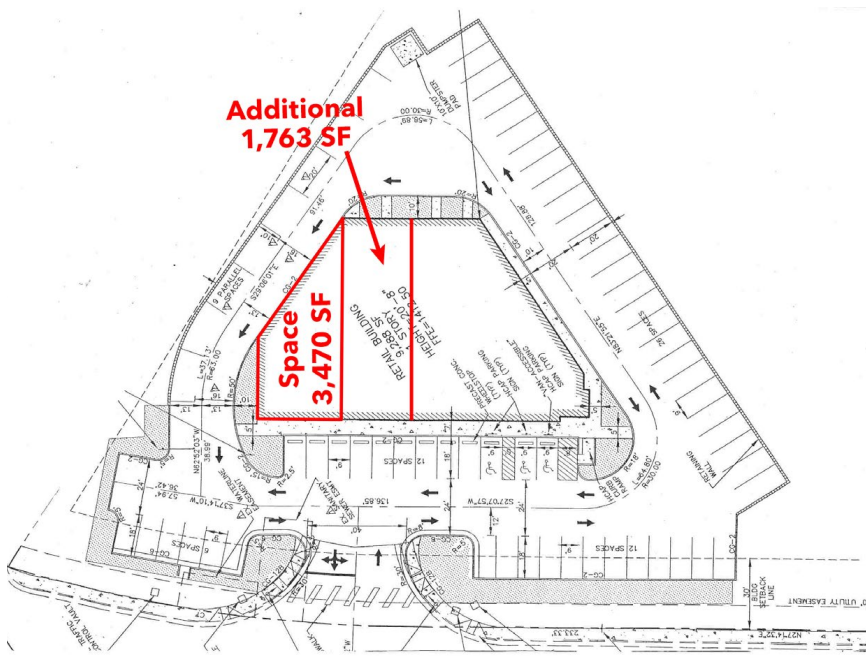
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## SITE PLAN



## TENANTS INCLUDE:

**AMERICA'S BEST**  
CONTACTS & EYEGLASSES

**cricket™**  
wireless

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