

# HARRISONBURG, VA - ROUTE 33

## GREAT SPACE WITH DOCK ACROSS ENTRANCE TO MALL!!!

1854 East Market St.

(540) 849-9020  
www.trianglerealtors.net

### FOR LEASE: Space with Dock 4,000 SF



#### PROPERTY HIGHLIGHTS

- For Lease with Dock 4,000 SF
- \$8/SF NNN
- 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
- Very tall pole sign
- Great building signage
- Owner/Agent

#### MORE INFORMATION

Triangle,  
Realtors

Triangle Realtors  
Peter H. Wray, *Principal Broker*

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

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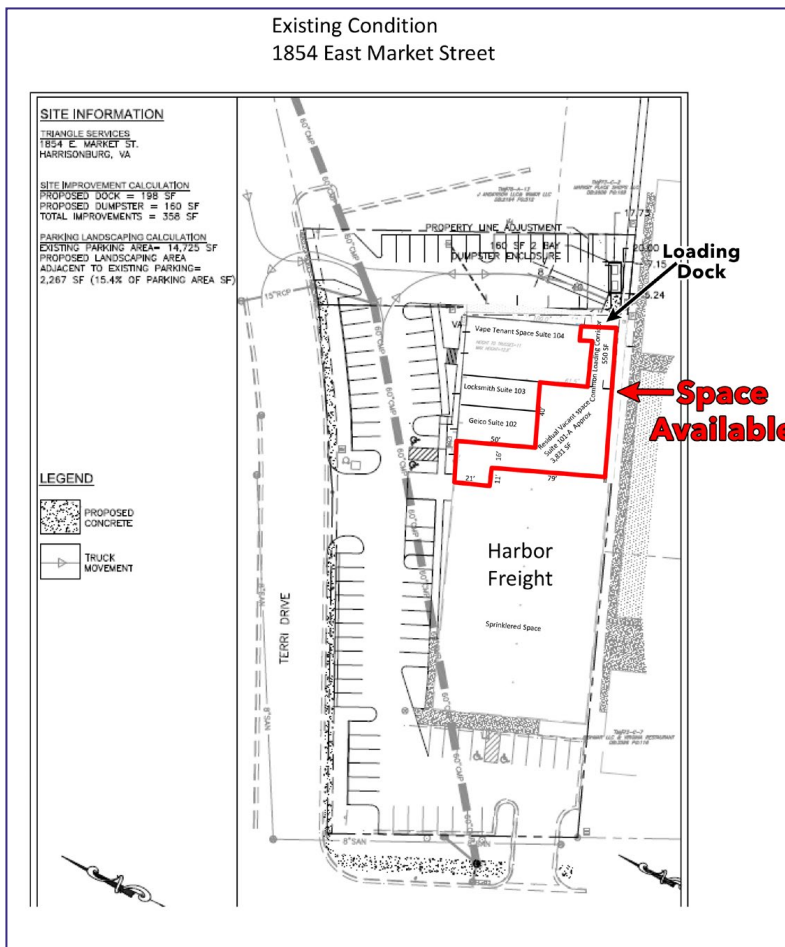
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Existing Condition  
1854 East Market Street



### 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

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