

# FOR SALE:

Industrial Land Adjacent Walmart Distribution and by NEW Buc-ee's  
Harrisonburg, VA Submarket (Mt. Crawford)  
On I-81 Exit 240

(540) 849-9020  
www.trianglerealtors.net



## PROPERTY HIGHLIGHTS

- 26.3 Acres +/-
- MAY ALSO BE SUBDIVIDED
- Zoned I-1 Industrial
- Adjacent Wal-Mart Distribution Center
- Across from new Buc-ee's
- I-81 Frontage - South of Harrisonburg, VA
- At I-81/I-64 Interchange
- Top Industrial/Distribution Corridor on East Coast
- \$5,250,000

## DEMOGRAPHICS

	3 miles	5 miles	10 miles
Daytime Population	9,774	31,576	120,181
Total Population	5,971	24,536	105,934
Total Households	1,700	8,872	37,847
Avg HH Income	\$104,308	\$104,875	\$93,768

## Walton Way

## MORE INFORMATION

Triangle,  
Realtors

Triangle Realtors  
Peter H. Wray, *Principal Broker*

C: (540) 849-9020  
O: (540) 885-5181 ext. 11  
phwray@trianglerealtors.net  
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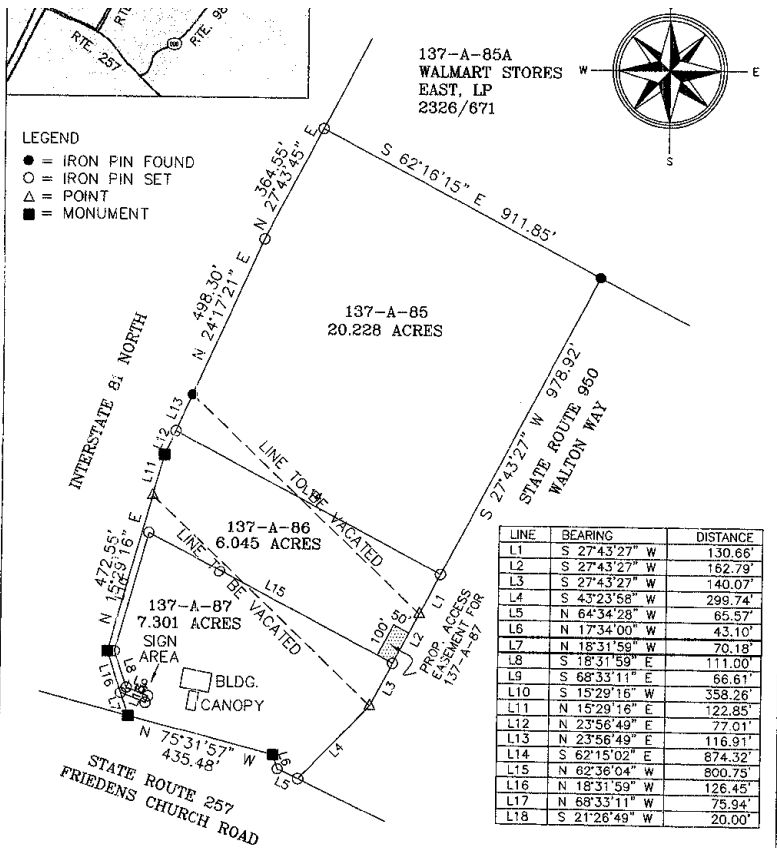
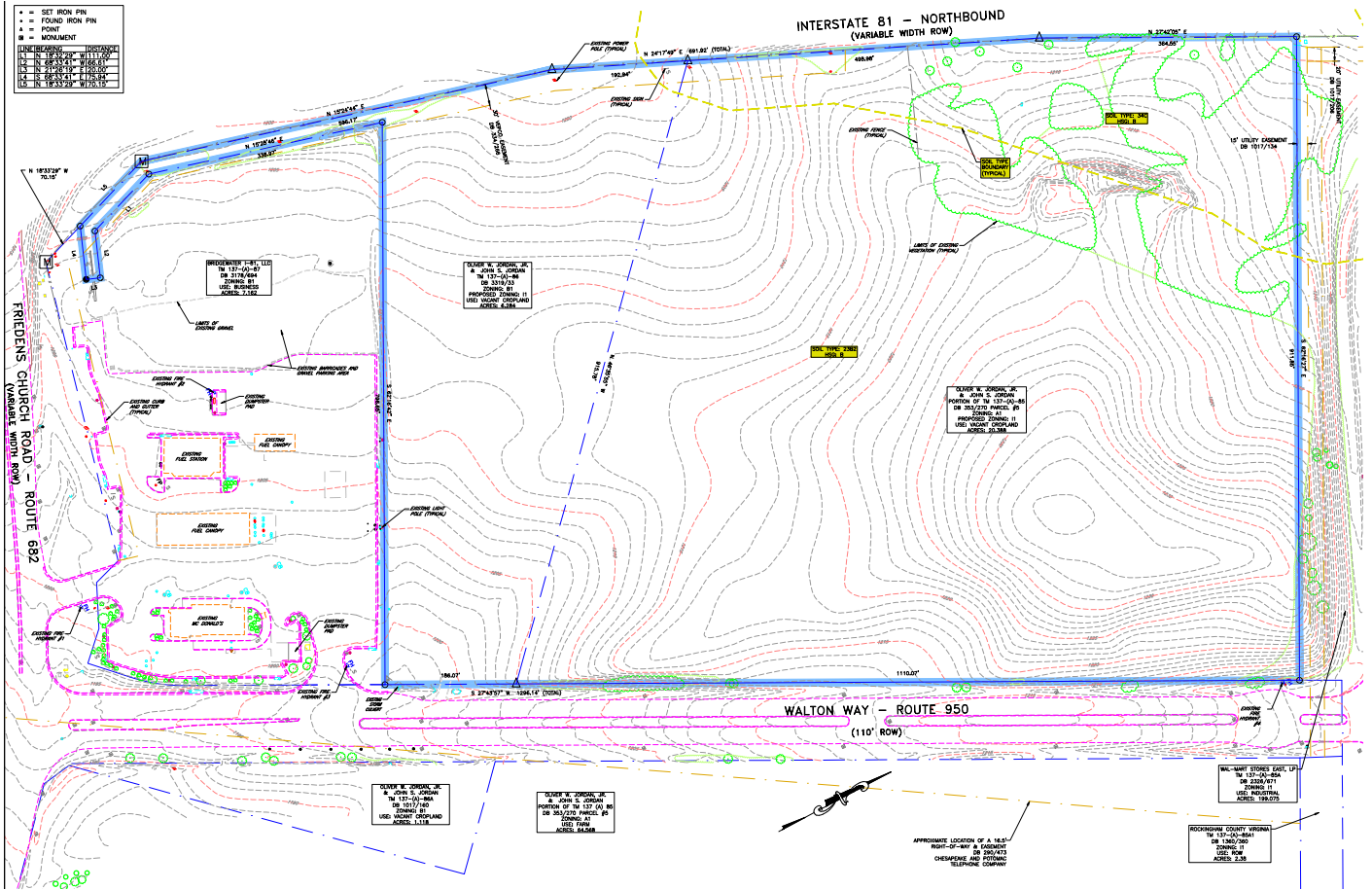
2903 N. Augusta Street | Staunton, VA 24401  
PO Box 4807 | Charlottesville, VA 22905



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