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Prime Retail
100% LEASED

Route 33 - Harrisonburg, VA

13,736 SF ♦ \$18.00/SF NNN

1740 East Market Street



- ♦ Goodwill is moving and this prime space on Route 33 is available
- ♦ One of Firestone's top producing stores
- ♦ 100 parking spaces
- ♦ Facade can be altered to fit tenant
- ♦ 1/2 mile from I-81
- ♦ 30,000+ cars per day drive past site
- ♦ 1740 East Market Street, Harrisonburg, VA 22801



Prime Space Available NOW

Facade can be altered to fit tenant

Elevated facade can be seen from west on Rt. 33



Updated entrance



Elevated facade can be seen over Firestone from east on Rt. 33



Interior Views



- 17' Ceiling Height
- Fully Sprinklered
- 4 12-ton HVAC Units

Within:	<u>3 miles</u>	<u>5 miles</u>	<u>7 miles</u>
Employees/ Daytime Population*	19,362	27,013	32,248
Residential/ Evening Population*	45,851	61,401	71,108
Average Household Income	\$50,962	\$54,028	\$54,715

*These numbers do not include the 17,000+/- students at James Madison University less than 1 mile from the site.

This is a unique opportunity for a national tenant to quickly have a real presence in the Harrisonburg area. Just .5 miles off I-81 at exit 247, the Site is centrally located on E. Market Street, Rockingham County and the region's major retail corridor. Easy access, ample parking and close proximity to both daytime and residential customers make this site ideal for any retail user. Customers can easily access the site from both Rt. 33/E. Market Street and the traffic light at the intersection of Rt. 33 and Rt. 331/University Drive.

Contact Charlie Fairchild

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