

SHOPS ON STONE SPRING

Stone Spring Road, Harrisonburg, VA

HARRISONBURG'S FASTEST GROWING AREA



OFFERING SUMMARY

Available SF:	1,800SF Drive-Thru
Lease Rate:	\$25/SF OpEx \$3.80 est.
Delivery Condition	Warm Dark Shell
Parking	107 Stalls
Traffic	Stone Spring Road 18,000 VPD (2019) Port Republic Road 18,000 VPD (2019)
Access:	Stone Spring Rd (RI/RO) Stone Port Blvd (Signal) Rock Port Drive (Full)

PROPERTY OVERVIEW

The Shops on Stone Spring are located on a primary thoroughfare in the fastest growing section of the fastest growing City in Virginia. This new construction offers flexible unit sizing fronting on the SE Connector located within the 105 acre mixed-use Stone Port development in Harrisonburg, VA. The Southeast Connector links every commercial corridor in Harrisonburg and will be the most heavily traveled road in the Shenandoah Valley with projections estimated at 31,100ADT (currently 18,000 VPD).

The Shops on Stone Spring are surrounded by traffic generators like Walmart Neighborhood Market/regional hospital and offer convenient access for the densely populated residential neighborhoods and is within 1.5 miles of James Madison and 12,000 student beds.

PROPERTY HIGHLIGHTS

- LOCATED IN THE FASTEST GROWING section of the fastest growing city in Virginia with over 3,200 new units/ beds under construction or proposed within 1.5 miles of Shops on Stone Spring.
- 31,100 AADT PROJECTED on Stone Spring Road and within 5 miles of 73,000 residents (including 12,000 student beds within 1.5 miles), near major employment centers, and located on the primary commuter road fed by every commercial corridor in the market.
- Co-tenants include Verizon, Summit Community Bank, Great Clips, and Rubi Nails.

For More Information:

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FLOOR PLAN



For More Information:

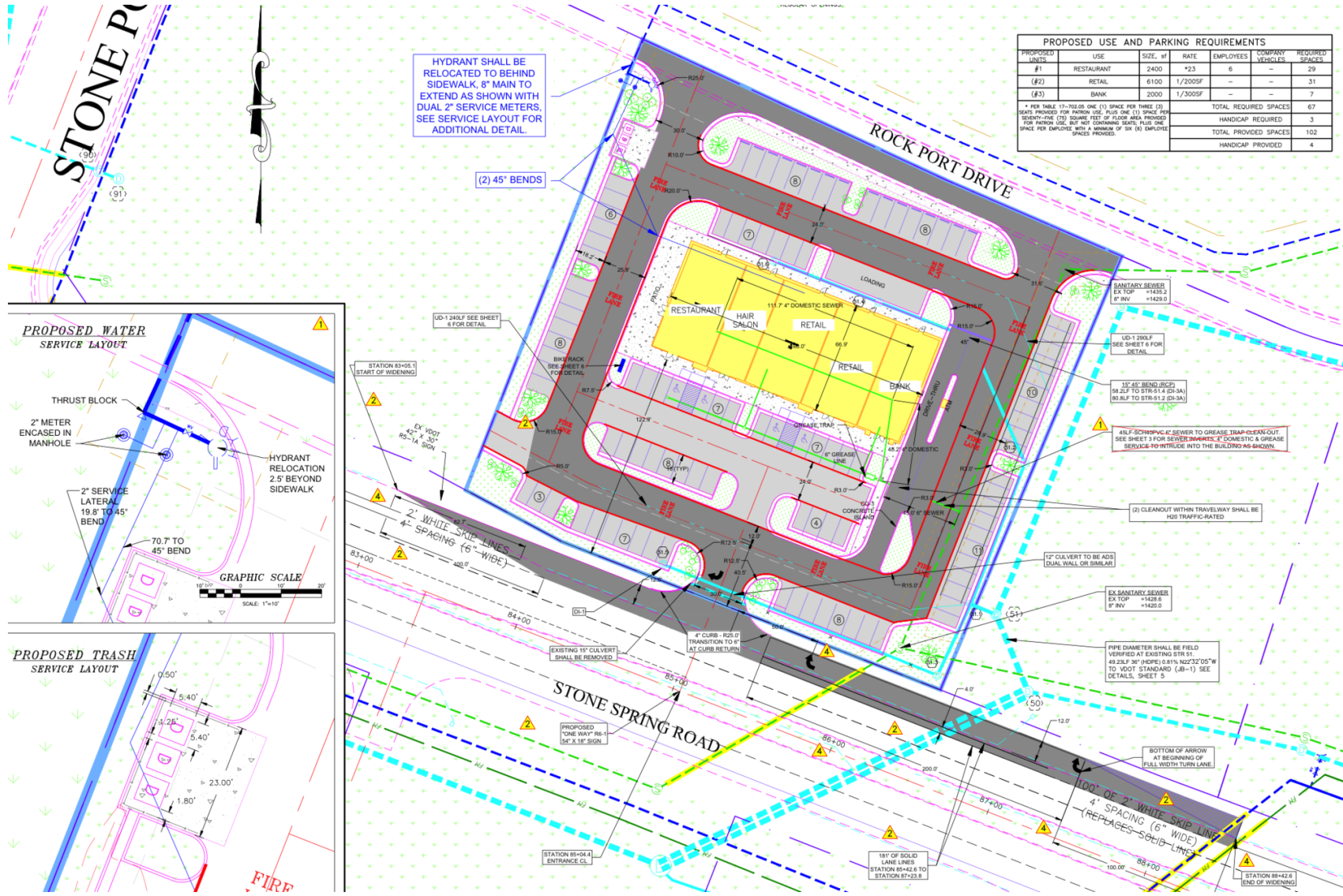
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SITE PLAN



PROPOSED USE AND PARKING REQUIREMENTS							
PROPOSED UNITS	USE	SIZE, sf	RATE	EMPLOYEES	COMPANY VEHICLES	REQUIRED SPACES	
#1	RESTAURANT	2400	*23	6	-	29	
#(2)	RETAIL	6100	1/200SF	-	-	31	
#(3)	BANK	2000	1/300SF	-	-	7	
* PER TABLE 17-702.05 ONE (1) SPACE PER THREE (3) SEATS PROVIDED FOR PATRON USE, PLUS ONE (1) SPACE PER IDENTIFYING (2) SQUARE FEET OF FLOOR AREA PROVIDED FOR PATRON USE, BUT NOT COUNTING SEATS. PLUS ONE SPACE PER EMPLOYEE WITH A MINIMUM OF 50% (5) EMPLOYEE SPACES PROVIDED.						TOTAL REQUIRED SPACES	67
						HANDICAP REQUIRED	3
						TOTAL PROVIDED SPACES	102
						HANDICAP PROVIDED	4

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DEVELOPMENT MAP



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RETAILER MAP



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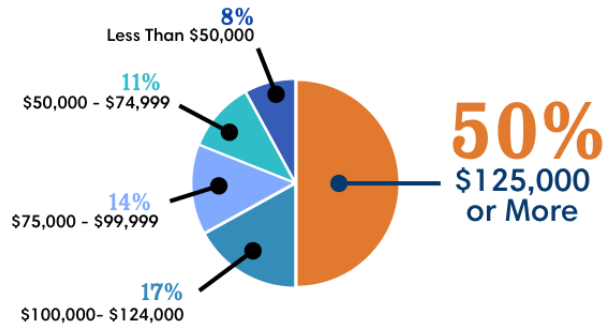
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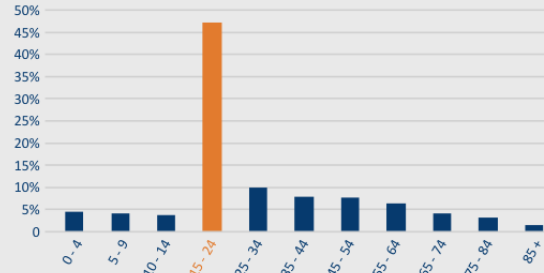
STUDENT PROFILE

STUDENT FAMILY INCOMES

Students of JMU comes from some of the highest earning families in the U.S. 50% of students' families earn \$125,000 or more.

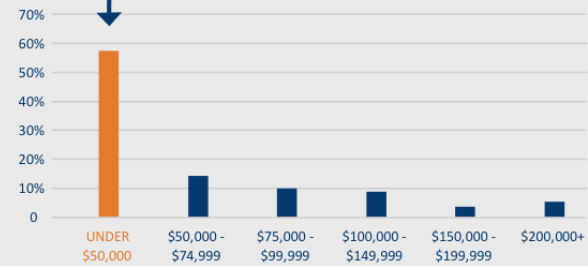


James Madison University is 2 Miles from Stone Port with More than 22,000 Students & \$161.3 Million Average Annual Student Spending



Being a College Town with a significant college student population, the income demographics are misrepresented and do not reflect the spending power of the JMU student body

POPULATION BY INCOME 3-Mile Radius



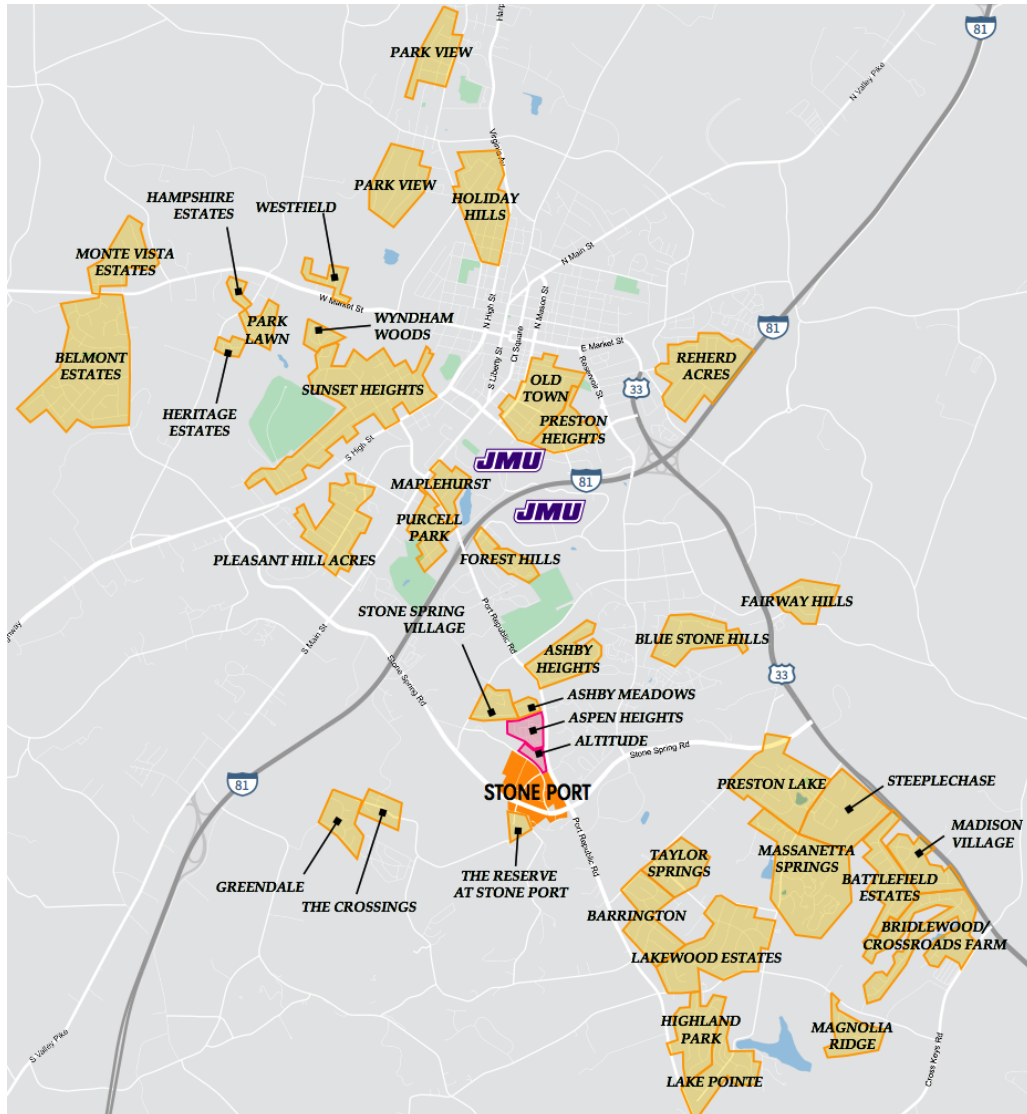
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RESIDENTIAL PROFILE



Stone Port is located in the fastest growing section in the fastest growing City in Virginia (21% over the last decade).



More than 1400 new residential units/bed have been announced recently and a total of 3,200 new units/bed over the last two years within two miles of Stone Port.



JAMES MADISON UNIVERSITY

Additionally, the site is within 1.5 miles of Interstate 81, heavy SFR density, and 12000 James Madison University student beds.



Immediately across from Rockingham Memorial Hospital, which serves 200,000 patients annually and employs 2,400.

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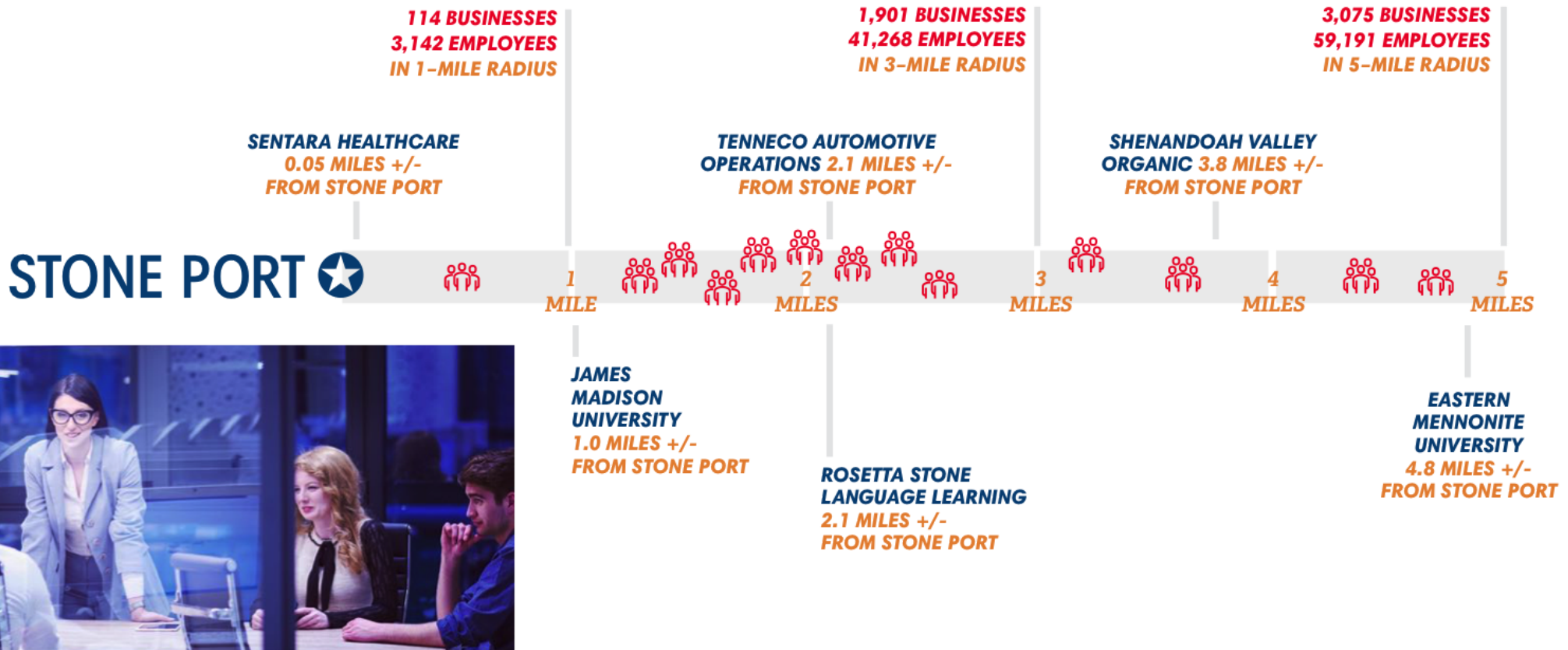
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EMPLOYER PROFILE



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