

RESTAURANT READY | UNIVERSITY CENTER | HARRISONBURG

291 University Boulevard, Harrisonburg, VA 22801

1846SF RESTAURANT READY INLINE UNIT



OFFERING SUMMARY

Available SF:	1,846 SF
Parking Stalls:	155
Access	University Blvd Regal Cinemas
Primary Road:	University Blvd (20,000ADT)
Depth	80'
Zoning	B2
Lot Size:	2.05 Acres
Rate	\$29/sf
OpEx	\$6.98/sf

PROPERTY OVERVIEW

1,800sf former restaurant space in one of the most productive strip centers in the market with co-tenancy including Buffalo Wild Wings, Dunkin' Donuts, and 5 Star Nutrition. 1/2 Mile to James Madison University with 22,000 students and 8,200 employees and located within the heart of Harrisonburg's primary office and commercial district.

Within site distance of the new JMU Convocation Center (basketball/performance venue) <http://www.jmuconvo.com/>

PROPERTY HIGHLIGHTS

- One of the top performing retail locations in the market with excellent co-tenancy.
- 1846sf unit immediately next to new 9 acre mixed-use development.
- 1/4 Mile to Costco and Valley Mall with 4.3 Million Shoppers/Year, Anchored by Target, Dick's, H&M, and Ulta.
- The immediate trade area includes 130,000 consumers in addition to James Madison University (22,000) students. The actual trade area far exceeds this number (200,000+) as Harrisonburg serves as a regional destination for shopping and employment.

For More Information:

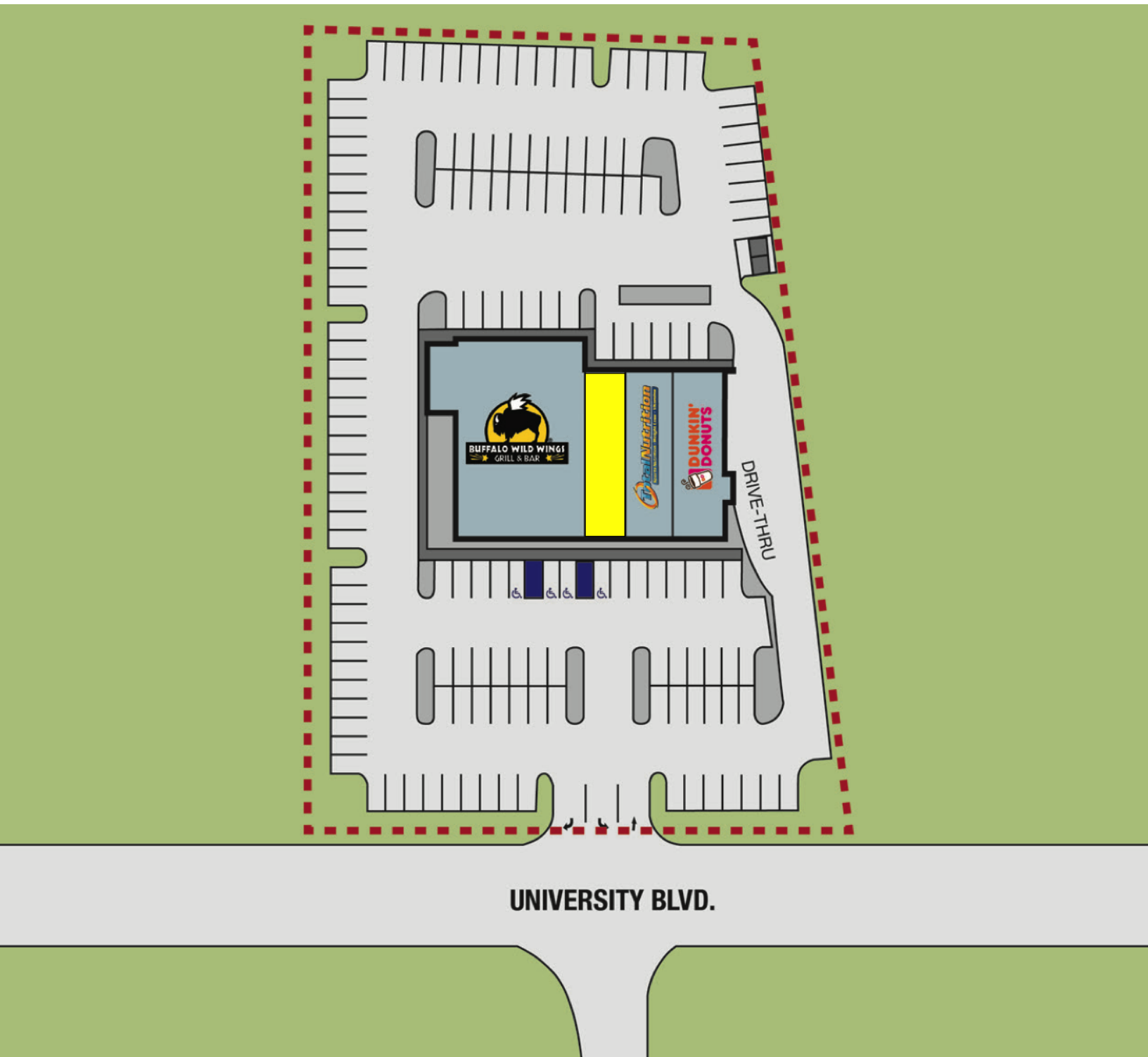
Tim Reamer
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SITE PLAN



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1st FLOOR

ROOMS AND FURNITURE:

- RECEPTION (1)
- LOBBY (2)
- BAR (3)
- KITCHEN (4)
- SERVICE AREA (5)
- DINING AREA (6)
- RESTAURANT (7)
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RETAIL MAP



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