

**MARKET SQUARE EAST
HARRISONBURG, VIRGINIA**



1671 East Market St
Harrisonburg, VA 22801

PETSMART

GROOMING

DOLLAR TREE

For more information, please contact:



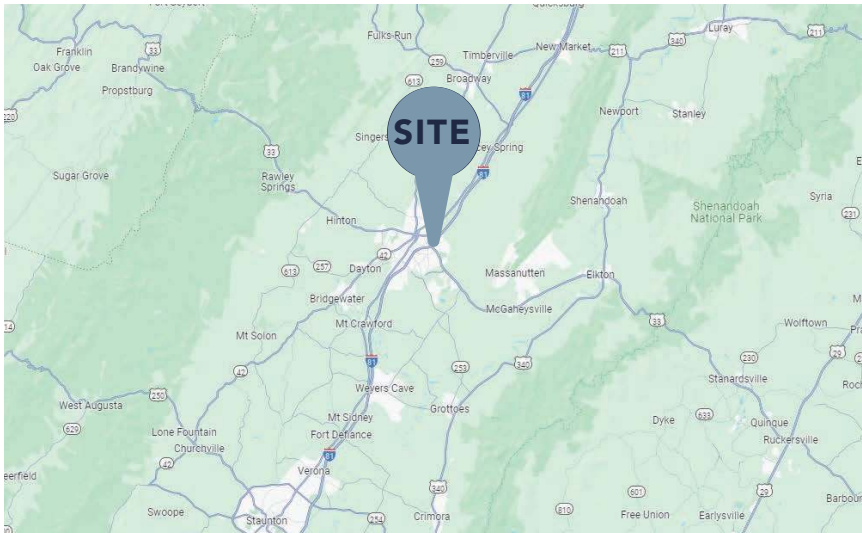
MOLLY MORGAN
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2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

FULLY LEASED

PROPERTY FEATURES

- Excellent visibility on South Market Street
- Located in the main retail corridor just off I-81 and Hwy 33 in Harrisonburg
- One miles from James Madison University (total enrollment of over 21,000 students)
- Situated in the central part of the Shenandoah Valley along Interstate 81, making it accesible to travelers



JOIN THESE RETAILERS



TRAFFIC COUNTS

E Market St 31,500
I-81 27,000



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	7,670	54,850	72,367
DAYTIME POPULATION	7,858	26,840	38,142
AVG HH INCOME	\$81,567	\$88,917	\$92,589

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Shop	Tenant	Sq Ft
1	PetSmart	28,870
2	Dollar Tree	8,940
3	Quest Diagnostic	1,300
4	H&R Block	1,950
6	Tobacco Outlet	1,300
7	Tacos 4 Life	3,250
11	Mr. J's NY Bagel	3,575
13	Rent-A-Center	4,175
16	Nothing Bundt Cakes	3,000
17	Model Nail Spa	3,000
18	Mattress Warehouse	6,000
TOTAL		65,360 sf

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