

MARKET SQUARE EAST  
HARRISONBURG, VIRGINIA



**Trade Area**

East Harrisonburg

**Demographics**

**2022 Est. Population**

1 mile 7,621

3 mile 54,525

5 mile 72,423

\*11/2022 Inrix

**Average Household Income**

1 mile \$63,621

3 mile \$71,305

5 mile \$74,448

\*2022 Estimate

**Traffic Counts**

E Market St 29,300

I-81 54,000

\*2023 Inrix AADT

**Availability**

1,300 sf

**Gross Leasable Area**

65,310 sf

**Other Highlights**

- Excellent visibility on South Market Street
- Located in the main retail corridor just off I-81 and Hwy 33 in Harrisonburg
- One mile from James Madison University (total enrollment of over 21,000 students)

## Market Square East

1671 East Market Street  
Harrisonburg, Virginia 22801

Leased by:

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Shop	Tenant	Sq Ft
1	PetSmart	28,870
2	Dollar Tree	8,940
3	<b>AVAILABLE</b>	<b>1,300</b>
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