HOBBY LOBBY & GABE'S HARRISONBURG, VIRGINIA





For more information, please contact:



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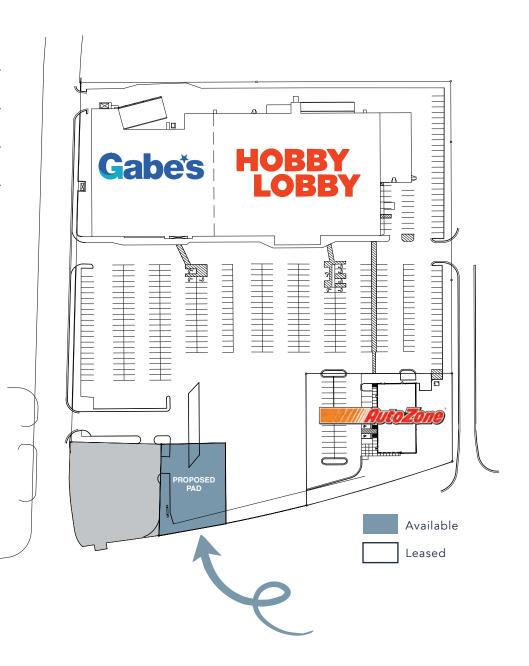


DEMOGRAPHICS

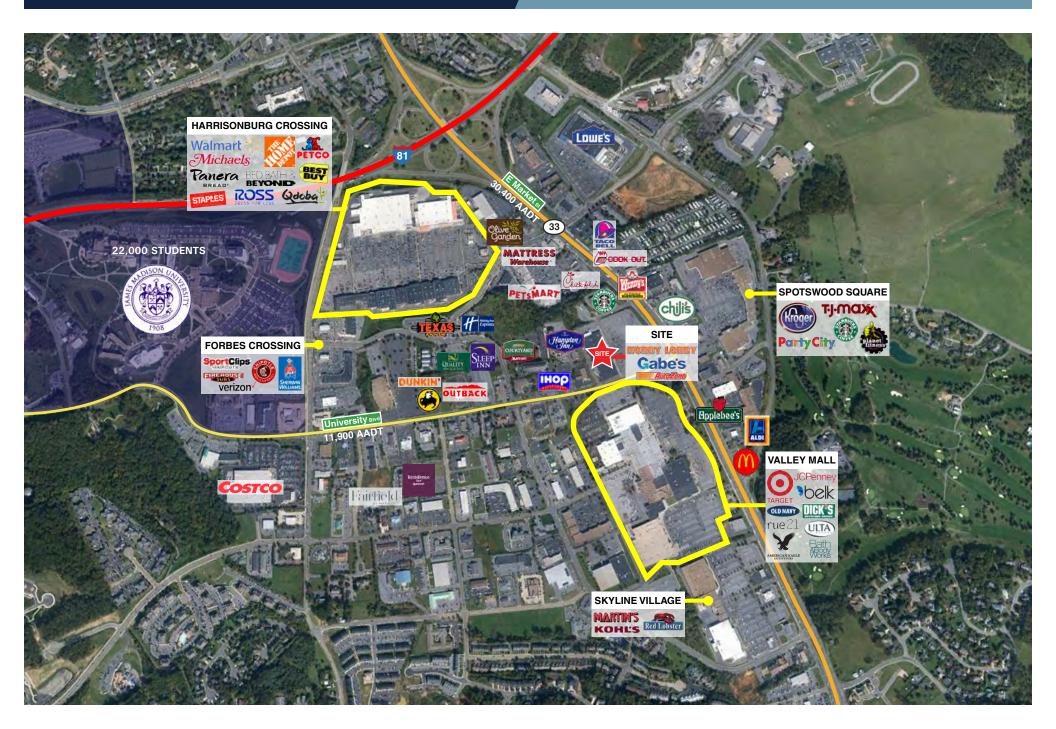
RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	7,416	55,487	73,565
DAYTIME POPULATION	7,723	27,290	39089
AVG HH INCOME	\$80,047	\$996,625	\$100,104

PROPERTY FEATURES

- Positioned on the East Market Street retail corridor (Route 33), just off I-81 (58,000 vehicles per day)
- Seamless commuter and shopper access via I-81, enhanced by recent and ongoing VDOT-led interchange upgrades
- Harrisonburg ranks as the largest city in the Shenandoah Valley and the 2nd largest on the I-81 corridor in Virginia
- Surrounded by a college-town demographic with a combined 20,000+ student enrollment between JMU and EMU







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