

865 EAST

865 PORT REPUBLIC RD
HARRISONBURG, VA



QUICK GLANCE

ADDRESS 865 Port Republic Rd.
Harrisonburg, VA

ACCESS Port Republic | Devon
CROSSOVER Signalized
PRIMARY RD Port Republic
SIGNAGE Freestanding, Wall
TRAFFIC COUNT 24,000AADT
SECONDARY RD Devon Lane

AVAILABLE : 2,208SF
DEPTH 32(D) x 65 (W)
RATE \$20/SF
CAM \$4.11

Buildout: Restaurant

FOR MORE INFORMATION:
TIM REAMER
540-271-7525

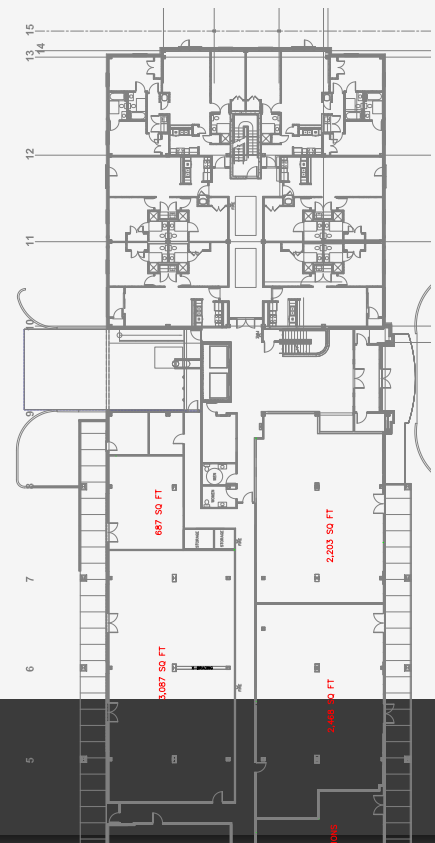
IN A SENTENCE

High density mixed use project located on heavily travelled Port Republic Road and surrounded on all sides by student housing.

NEIGHBORS

El Charro
Subway
Corgan's Public House
Salad Creations
James Madison University
Student Housing (10,000 Beds)

FLOOR PLAN



COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

865 EAST 865 PORT REPUBLIC RD HARRISONBURG, VA

AERIAL MAP



DENSE RESIDENTIAL WITH EASY CONNECTIVITY VIA SOUTHEAST CONNECTOR

865 EAST
SUBWAY
CORGAN'S PUB
EL CHARRO
STUDENT HOUSING

INTERSTATE 81
EXIT 245

NEW JMU
ATHLETIC FIELDS



STUDENT HOUSING, MULTIFAMILY, TOWNHOUSE

ASPEN HEIGHTS
600 BEDS (2013)



PORT REPUBLIC ROAD (24,000ADT)

RESIDENTIAL AREA | HIGH CONCENTRATION OF HARRISONBURG'S GROWTH