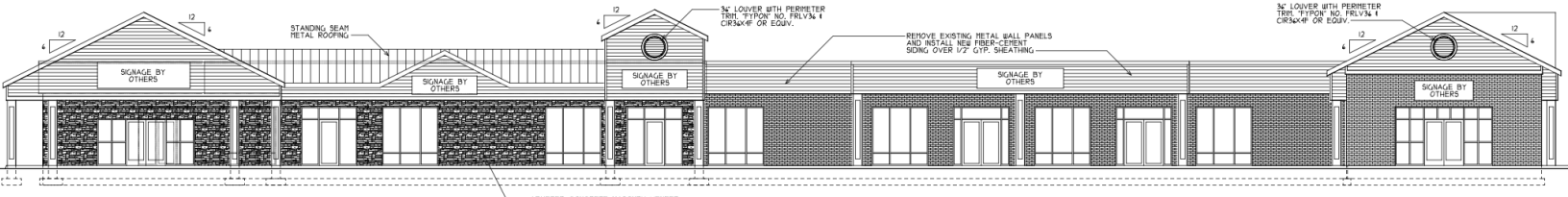


BLUESTONE SQUARE 313 NEFF AVENUE HARRISONBURG, VA



QUICK GLANCE

ADDRESS	313 Neff Avenue Harrisonburg, VA
PARKING ACCESS	120 Stalls Neff & Deyerle Ave
CROSSOVER	Yes, No Median
PRIMARY RD	Neff Avenue
TRAFFIC COUNT	13,300AADT
SECONDARY RD	Reservoir St (21,000)
POPULATION	43,000 (3 Mile)
DELIVERY DATE	December 2014
AVAILABLE :	2,600SF
DIMENSIONS:	XXXX
RATE:	\$16.00
CAM:	\$2.80

IN A SENTENCE

Newly renovated, Bluestone Square offers 2,400sf of restaurant space with easy access; proximity to desirable demographics; two points of ingress/egress; and 12,000 daytime employees within one mile.

NEIGHBORS

Marriot Residence Inn
Macado's Restaurant
Valley Mall (Macerich)
Costco
Primary Office District (12,000 Emp)
Student Housing (10,000 Beds)

KEY POINTS

- 1** Within the primary office district of 12,000 daytime employees and on the edge of student housing (10,000 beds)
- 2** High traffic area with tremendous upside upon completion of Reservoir widening (5 lanes | 2015) and South East Connector (31,100 vehicles per day)
- 3** New construction delivered as a dark shell and designed for a casual restaurant with neighbors that are easy on parking.

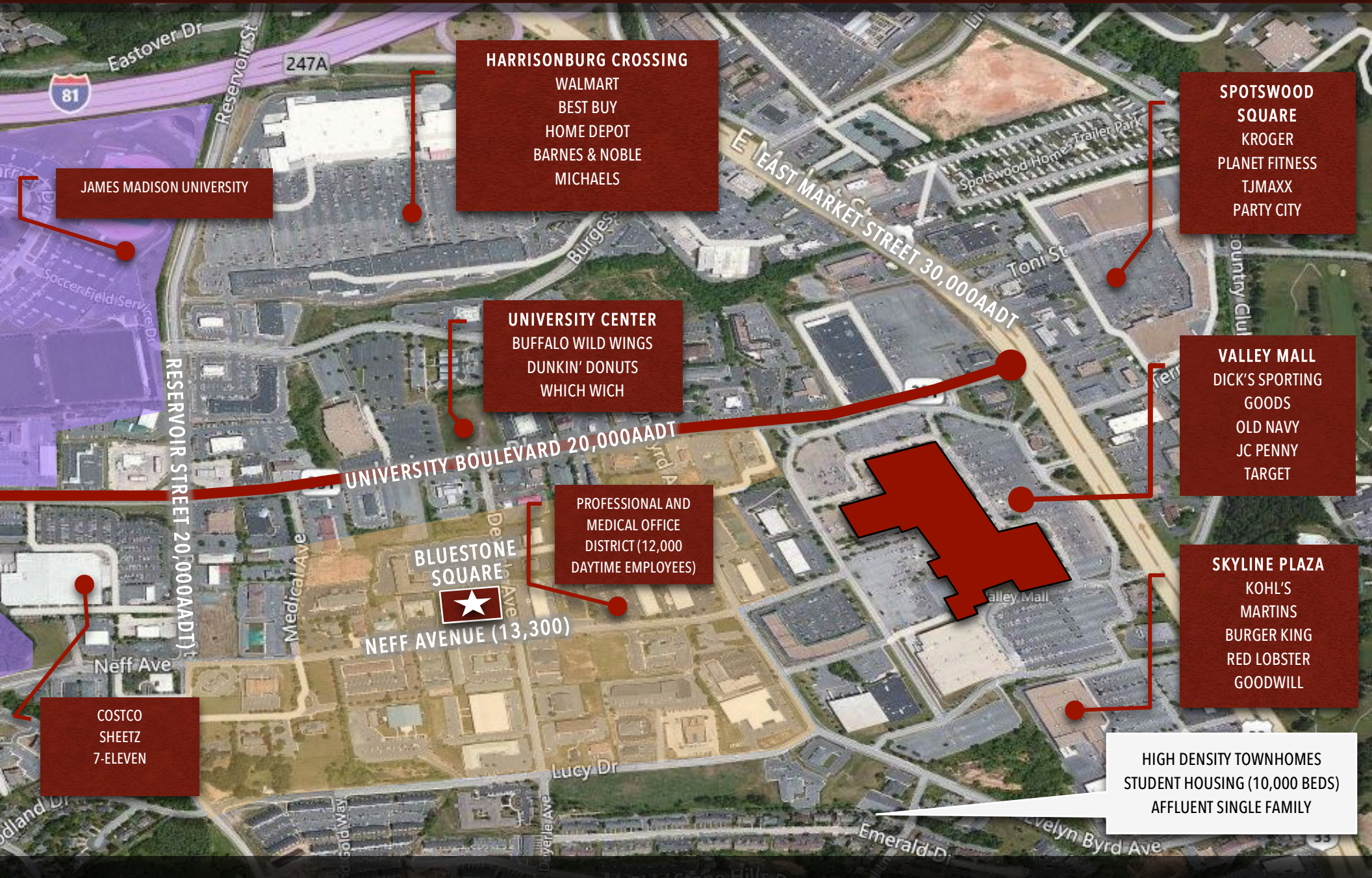
FOR MORE INFORMATION:
TIM REAMER
540-271-7525

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

BLUESTONE SQUARE

313 NEFF AVENUE
HARRISONBURG, VA

AERIAL MAP



JAMES MADISON UNIVERSITY

HARRISONBURG CROSSING

WALMART
BEST BUY
HOME DEPOT
BARNES & NOBLE
MICHAELS

SPOTSWOOD SQUARE

KROGER
PLANET FITNESS
TJMAXX
PARTY CITY

UNIVERSITY CENTER

BUFFALO WILD WINGS
DUNKIN' DONUTS
WHICH WICH

VALLEY MALL

DICK'S SPORTING
GOODS
OLD NAVY
JC PENNY
TARGET

PROFESSIONAL AND
MEDICAL OFFICE
DISTRICT (12,000
DAYTIME EMPLOYEES)

SKYLINE PLAZA

KOHL'S
MARTINS
BURGER KING
RED LOBSTER
GOODWILL

COSTCO
SHEETZ
7-ELEVEN

BLUESTONE
SQUARE
★

NEFF AVENUE (13,300)

HIGH DENSITY TOWNHOMES
STUDENT HOUSING (10,000 BEDS)
AFFLUENT SINGLE FAMILY