

# SHOPS AT UNIVERSITY 563 UNIVERSITY BLVD HARRISONBURG, VA



4 Spaces Remaining  
2-2,600SF, 1000SF, 1500SF  
Neighbors Costco, Sheetz  
\$19.50/SF | CAM \$3.00

## QUICK GLANCE

**ADDRESS** 563 University Blvd  
Harrisonburg, VA

**PARKING** 66 Stalls

**ACCESS** University Blvd

**CROSSOVER** Yes, No Median

**PRIMARY RD** University Blvd

**TRAFFIC COUNT** 20,000AADT

**SECONDARY RD** Reservoir St (24,000)

**DELIVERY:** Plain Vanilla Shell

**AVAILABLE :** 1,000-2,600SF

**DIMENSIONS:** 80 Depth

**RATE:** \$19.50

**CAM:** \$3.00

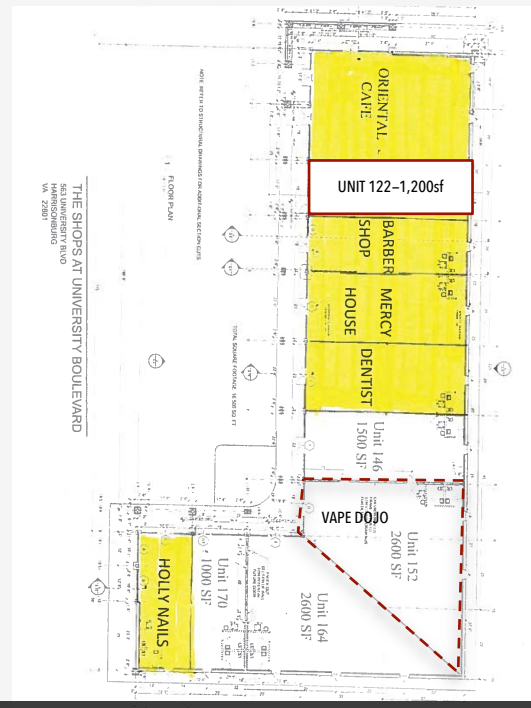
## IN A SENTENCE

*New construction neighboring James Madison University at the fastest growing intersection in Harrisonburg.*

## NEIGHBORS

Sheetz  
Costco  
James Madison University  
Tuesday Morning  
Chipotle  
Primary Office District (11,000 Emp)  
Student Housing (10,000 Beds)

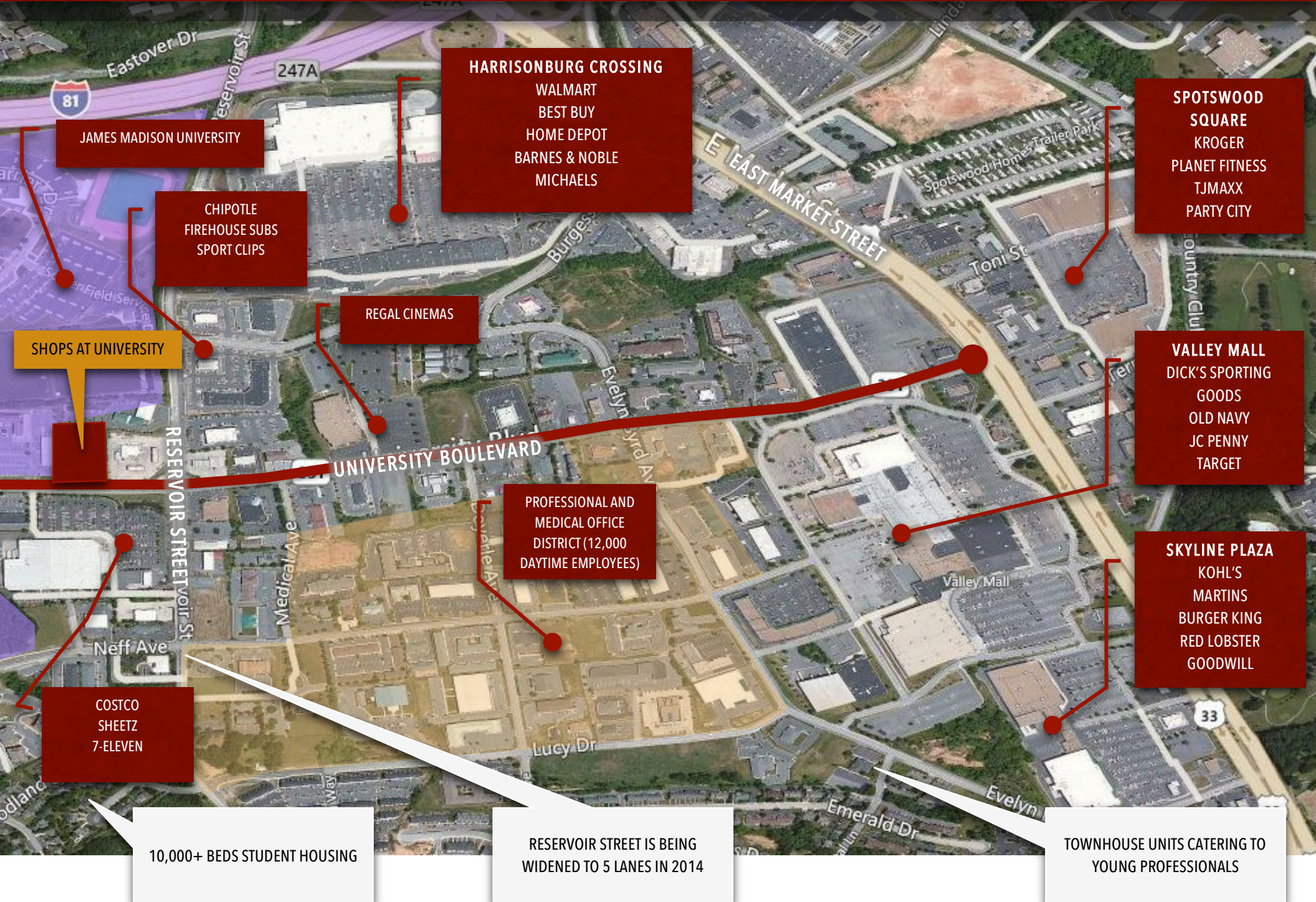
## SITE PLAN



**FOR MORE INFORMATION:**  
TIM REAMER  
540-271-7525

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AERIAL MAP



**HARRISONBURG CROSSING**  
WALMART  
BEST BUY  
HOME DEPOT  
BARNES & NOBLE  
MICHAELS

**SPOTSWOOD SQUARE**  
KROGER  
PLANET FITNESS  
TJMAXX  
PARTY CITY

**VALLEY MALL**  
DICK'S SPORTING  
GOODS  
OLD NAVY  
JC PENNY  
TARGET

**SKYLINE PLAZA**  
KOHL'S  
MARTINS  
BURGER KING  
RED LOBSTER  
GOODWILL

**JAMES MADISON UNIVERSITY**

**CHIPOTLE**  
FIREHOUSE SUBS  
SPORT CLIPS

**REGAL CINEMAS**

**SHOPS AT UNIVERSITY**

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

**COSTCO**  
SHEETZ  
7-ELEVEN

10,000+ BEDS STUDENT HOUSING

RESERVOIR STREET IS BEING  
WIDENED TO 5 LANES IN 2014

TOWNHOUSE UNITS CATERING TO  
YOUNG PROFESSIONALS