



7.44 AC ± OF COMMERCIAL LAND

3090 S. MAIN STREET | HARRISONBURG, VIRGINIA 22801

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 7.44 acres ± of commercial land (one of the last remaining large-tract footprints on S. Main Street Corridor)
- All critical utilities and infrastructure in place
- Short 5 min. drive to James Madison University, providing a diverse workforce and a growing population base
- High visibility/connectivity on busy S. Main Street (22K cars/day) and just off of I-81 (57K cars/day)
- Access to parcel from two (2) thoroughfares: S. Main Street and E. Kaylor Park Drive
- Adjacent to new Rocktown High School
- Flexible zoning (B-2: General Business District) allows for a wide range of uses
- Gateway property capturing traffic from local residents and JMU students/workforce
- Surrounded by numerous established retail, hospitality and professional services

LOT SIZE:	7.44 ACRES ±
TRAFFIC COUNT:	22,000 AADT (S. MAIN ST.)
ZONING:	B-2 (GENERAL BUSINESS DISTRICT)
SALE PRICE:	NEGOTIABLE



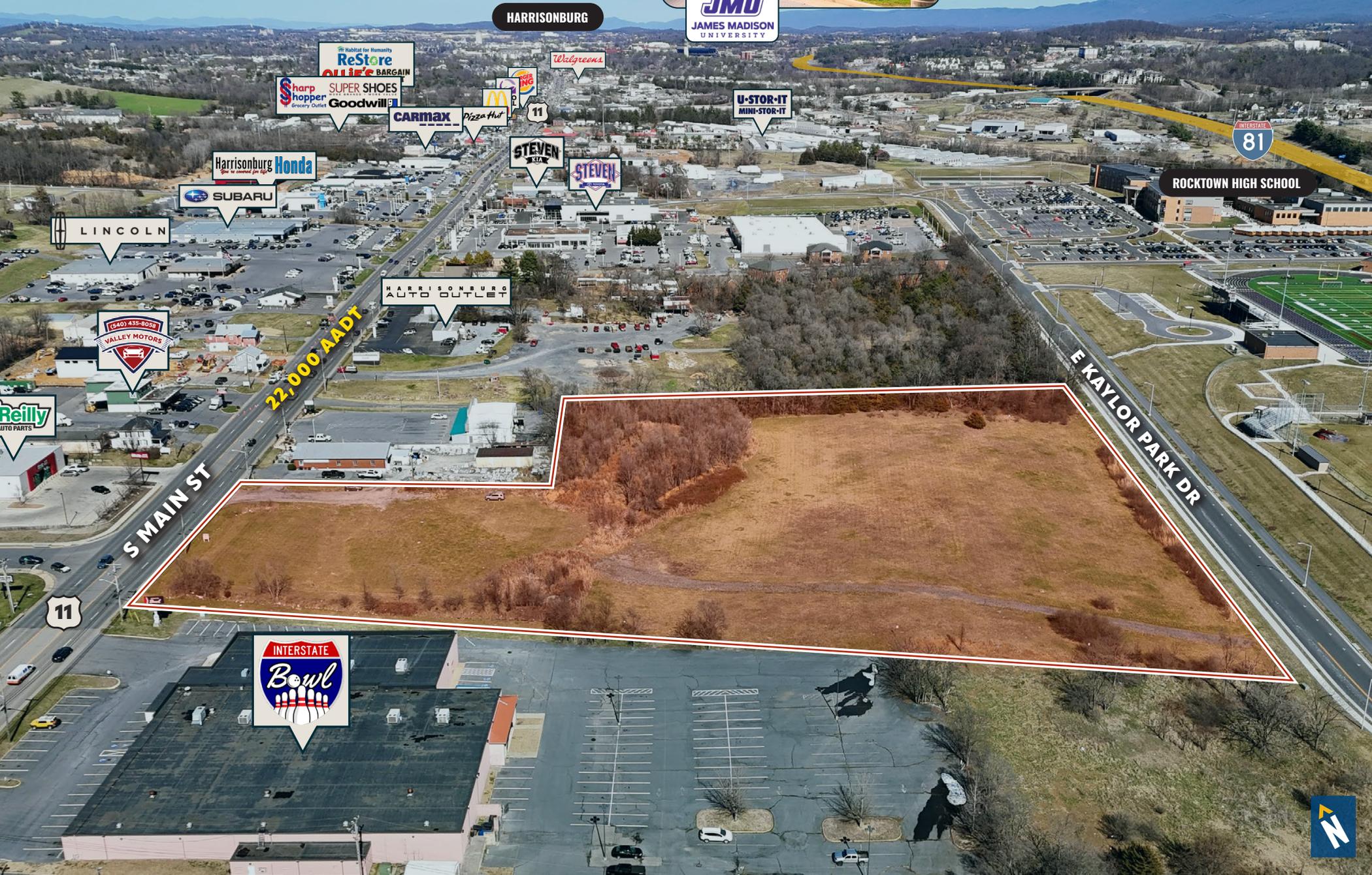
AERIAL



LOCAL BIRDSEYE



JMU
JAMES MADISON
UNIVERSITY



HARRISONBURG

The Habitat for Humanity
ReStore
OLIE'S BARGAIN
Sharp Shopper
Grocery Outlet
SUPER SHOES
Goodwill

Walgreens

McDonald's

Pizza Hut

CARMAX

U-STOR-IT
MINI-STOR-IT

Harrisonburg **Honda**
You're covered for life

SUBARU

LINCOLN

STEVEN

STEVEN

HARRISONBURG
AUTO OUTLET

22,000 AADT

(540) 439-9058
VALLEY MOTORS

Reilly
AUTO PAINTS

ROCKTOWN HIGH SCHOOL

INTERSTATE
81

E KAYLOR PARK DR

S MAIN ST

11

INTERSTATE
Bowl



LOCAL BIRDSEYE



EXIT 243

INTERSTATE 81

E KAYLOR PARK DR

U-HAUL

ROCKETS

tru

UNITED STATES POSTAL SERVICE
MICRÔTEL BY WYNDHAM
RAMADA
DUNKIN'

BW Best Western
Hotels & Resorts

7 ELEVEN

11

Weaver's
FlooringAmerica

AutoZone

Advance
Auto Parts

Royal Riuse

Curlicue

6

Goodwill

CALIBER COLLISION

HOKKAIDO
JAPANESE RESTAURANT

INTERSTATE
Bowl

HARRISONBURG
Ford

enterprise

S MAIN ST

22,000 AADT

11



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,495

39,251

80,419

DAYTIME POPULATION



4,476

49,024

101,262

AVERAGE HOUSEHOLD INCOME



\$82,509

\$89,120

\$92,778

NUMBER OF HOUSEHOLDS



860

12,736

27,923

MEDIAN AGE

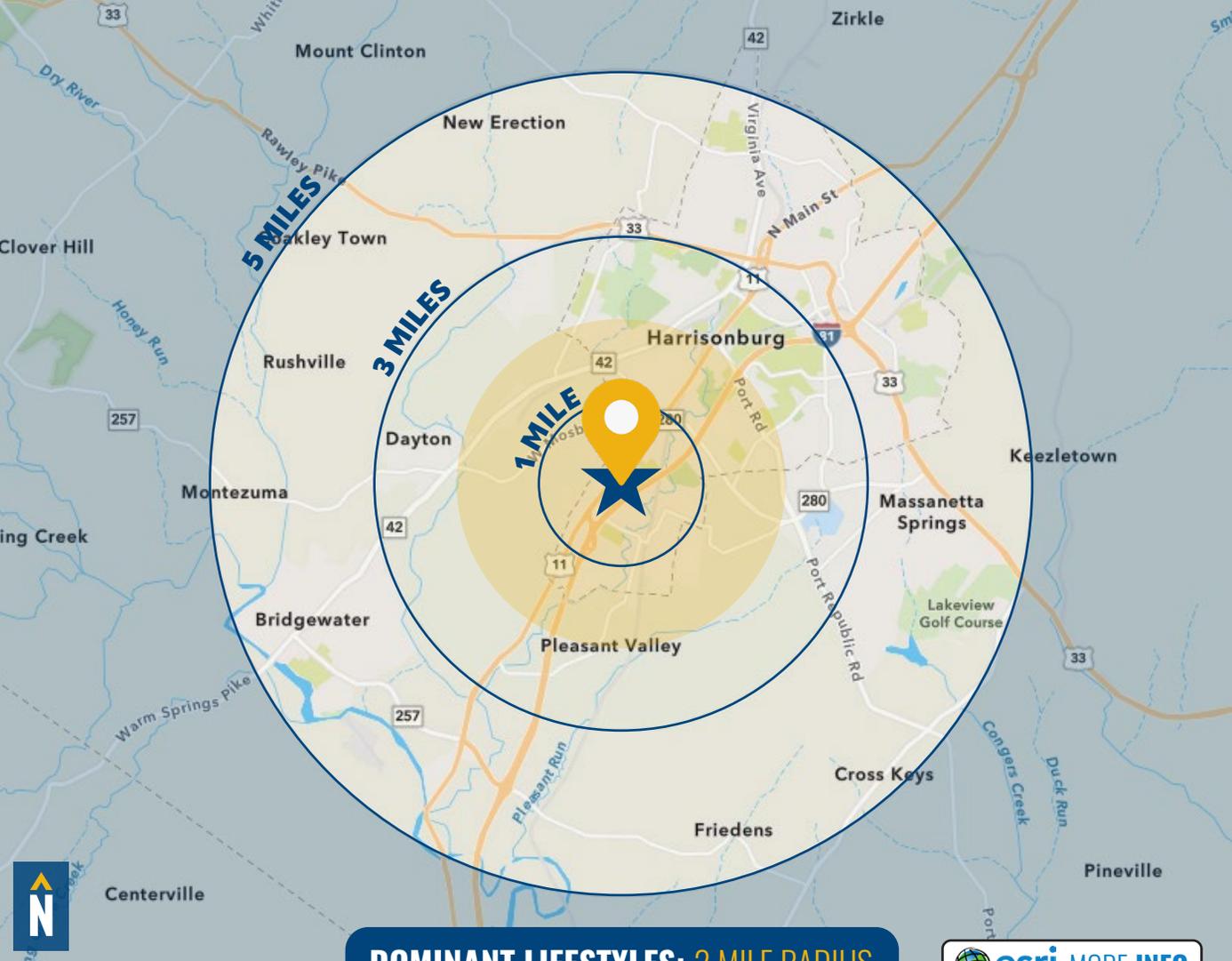


30.7

24.2

28.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

23%

DORMS TO DIPLOMAS

MEDIAN

AGE: 21.8

HH INCOME: \$29,081



These young residents are pursuing bachelor's and graduate degrees, and are mostly unmarried and in their late teens to early 20s. They frequent movies, bars and beaches, and like to watch and play sports.

19%

MODERATE METROS

MEDIAN

AGE: 38.1

HH INCOME: \$70,055



These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

16%

METRO FUSION

MEDIAN

AGE: 32.8

HH INCOME: \$55,443



This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

FOR MORE INFO **CONTACT:**



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