

SPOTSWOOD VALLEY SQUARE

HARRISONBURG, VA | 1790 EAST MARKET STREET

BROAD STREET



1,600 SF Available
2nd Generation Phone Store

14,000 SF Available
Unique Retail/Storage Opportunity

SPOTSWOOD VALLEY SQUARE

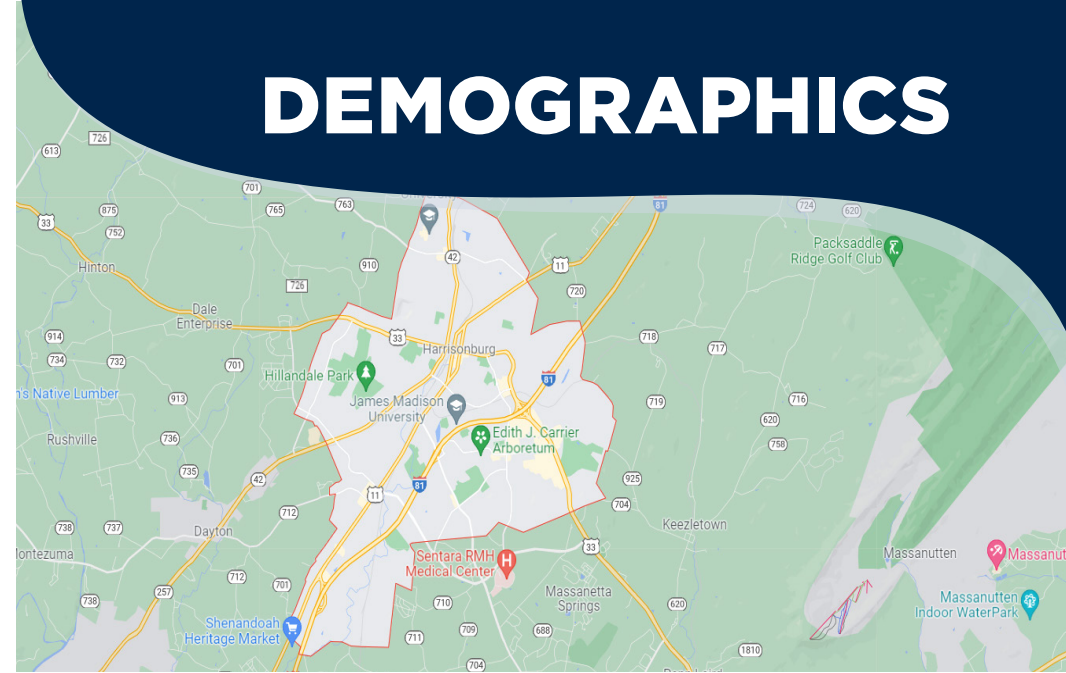
HARRISONBURG, VA | 1790 EAST MARKET STREET

2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 POPULATION	3,913	55,389	72,634
AVERAGE HOUSEHOLD INCOME	\$69,638	\$72,159	\$75,723
MEDIAN AGE	29.7	28.8	30.2
DAYTIME EMPLOYEES	12,311	39,204	49,348
TRAFFIC COUNT	East Market Street VPD: 30,040		



DEMOGRAPHICS



2022 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
CAUCASIAN	3K	45K	60K
AFRICAN AMERICAN	374	4K	5K
AM. INDIAN & ALASKAN	71	481	709
ASIAN	203	2K	2K
HAWAIIAN & PACIFIC ISLAND	12	141	167
OTHER	137	1K	2K
HISPANIC ORIGIN	1K	11K	14K

Note: Numbers are rounded up

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The center is less than 1 mile from James Madison University with over 19,000 students.

Located in the primary retail corridor of Harrisonburg, VA.

Strong national anchor tenants including Kroger, TJ Maxx and Planet Fitness.

Easy access to center, pylon visibility and sample surface parking available.



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MARKET AERIAL



SPOTSWOOD VALLEY SQUARE

Kroger PAPA JOHN'S TJ-MAXX Planet Fitness
Party City



VALLEY MALL

ULTA BEAUTY Auntie Anne's
JCPenney Dick's SPORTING GOODS
KOHLS MARTIN'S cici's

HARRISONBURG CROSSING

Walmart+ THE HOME DEPOT BED BATH & BEYOND
Michaels Where Creativity Happens BEST BUY STAPLES
ROSS DRESS FOR LESS petco

Lowe's

LONGHORN STEAKHOUSE Olive Garden
Krispy Kreme Domino's

O'Charley's

JMU

DUNKIN' DONUTS BUFFALO WILD WINGS

REGAL

TARGET

COSTCO WHOLESALE

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SITE PLAN



UNIT	SF	TENANT
Unit 10	5,610	Buddy's Rent to Own
Unit 22	2,250	Dixie Pawn
Unit 26	4,886	Commonwealth of VA
Unit 30	1,260	Aesthetics Tattoo
Unit 42	7,200	Plato's Closet
Unit A08	31,983	TJ Maxx
Unit 64A	13,818	Party City
Unit 64B	14,000	VACANT
Unit A32	18,292	RMH Medical Group
Unit 74	23,500	Planet Fitness
Unit 82	3,360	Affordable Dentures
Unit 84	1,680	Max Cleaners
Unit 86	1,680	Mariner Finance LLC
Unit 88	1,600	VACANT
Unit 92	1,600	Blue Ridge Eye Assoc
Unit 96	4,612	Once Upon a Child
Unit 104	1,400	Papa Johns
Unit 108	1,400	Tammy's Nails
Unit 112	1,400	Sally Beauty Supply
Unit 116	1,050	Epic Glass and Vape
Unit 120	3,500	Sakura Japanese
Unit 128	1,050	Hair Cuttery
Unit 132-136	2,800	Puppy City
Unit 140	900	iBrow Designer Style
Unit 144	4,500	Wiseman WEARS Three 60
Unit A10	49,319	Kroger

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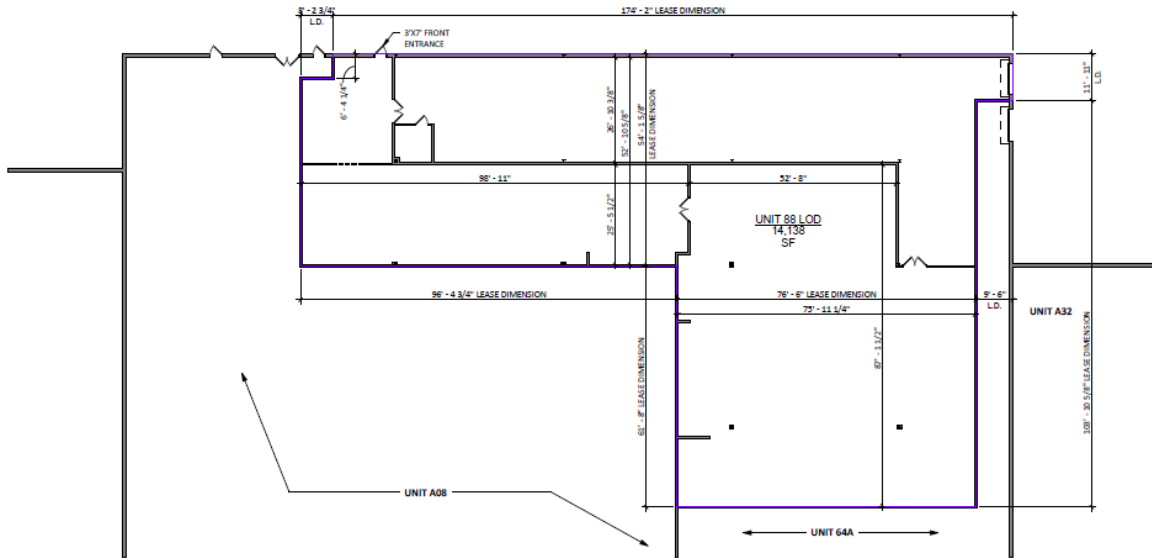
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STORAGE SPACE AVAILABLE



**14,000 SF UNIQUE RETAIL/STORAGE
OPPORTUNITY**

Unit 64B



LEASABLE AREA	14,138 SF
SPRINKLERED	YES
FIRE ALARM	NO
NO. OF EXITS	1
EXISTING/PREV. USE	B (BUSINESS)
FL TO U/S DECK HT	+/- 21'-4" FT
RESTROOMS	NONE
CEILING	
ENTRY RM - ACT	10'-0"
PARTIALLY - NO CLGS	
BACK RMS - ACT	13'-0"
STOREFRONT	NONE (STEEL ENTRY DOOR)

LEGEND

(W)	WATER METER	DF	DRINKING FOUNTAIN
EP	ELECTRIC PANEL	MS	MOP SINK
[F]	FIRE ALARM	(WH)	WATER HEATER
(T)	THERMOSTAT	FD	FLOOR DRAIN
(M)	ELECTRIC METER	CO	CLEAN OUT
(G)	GAS METER		

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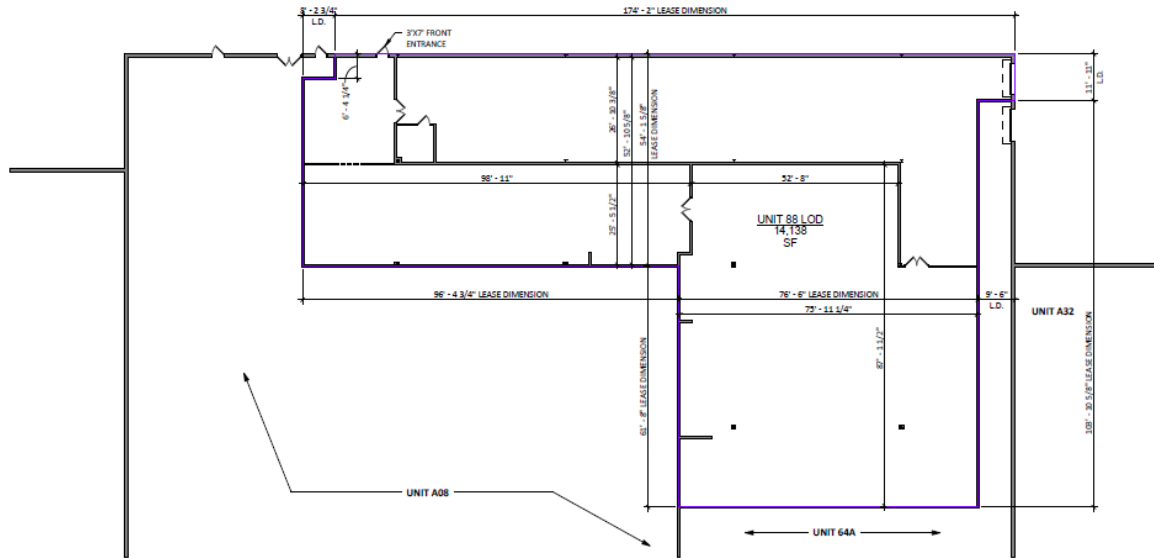
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INLINE SPACE AVAILABLE



**1,600 SF 2ND GENERATION PHONE
STORE**

Unit 88



LEASABLE AREA	1,596 SF
SPRINKLERED	YES
FIRE ALARM	NO
NO. OF EXITS	2
EXISTING/PREV. USE	B (BUSINESS)
FL TO U/S DECK HT	+/- 15'-7 1/2" FT
RESTROOMS	2 (1 ADA)
CEILINGS	MAIN - ACT - 8'-10" RESTROOM - GWB - 8'-0"
STOREFRONT	ALUMINUM 9'-0" H

LEGEND

(W) WATER METER	DF DRINKING FOUNTAIN
EP ELECTRIC PANEL	MS MOP SINK
[F] FIRE ALARM	(WH) WATER HEATER
(T) THERMOSTAT	FD FLOOR DRAIN
(M) ELECTRIC METER	CO CLEAN OUT
(G) GAS METER	

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 BROAD STREET

About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 18 shopping centers and 2.1 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



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