

## NEARBY RETAILERS



## RETAIL FOR LEASE

- Pads with drive-thru available for ground lease.
- Approximately 5.75-acre new retail development.
- Located at signalized intersection of N. Valley Pike (Rt. 11) & Mt. Clinton Pike.
- Critical mass of retail (19,300 SF).
- Only 2 miles from James Madison University (22,000 students).
- Split Zoned: B-2 (City of Harrisonburg) & B-2C (Rockingham County)

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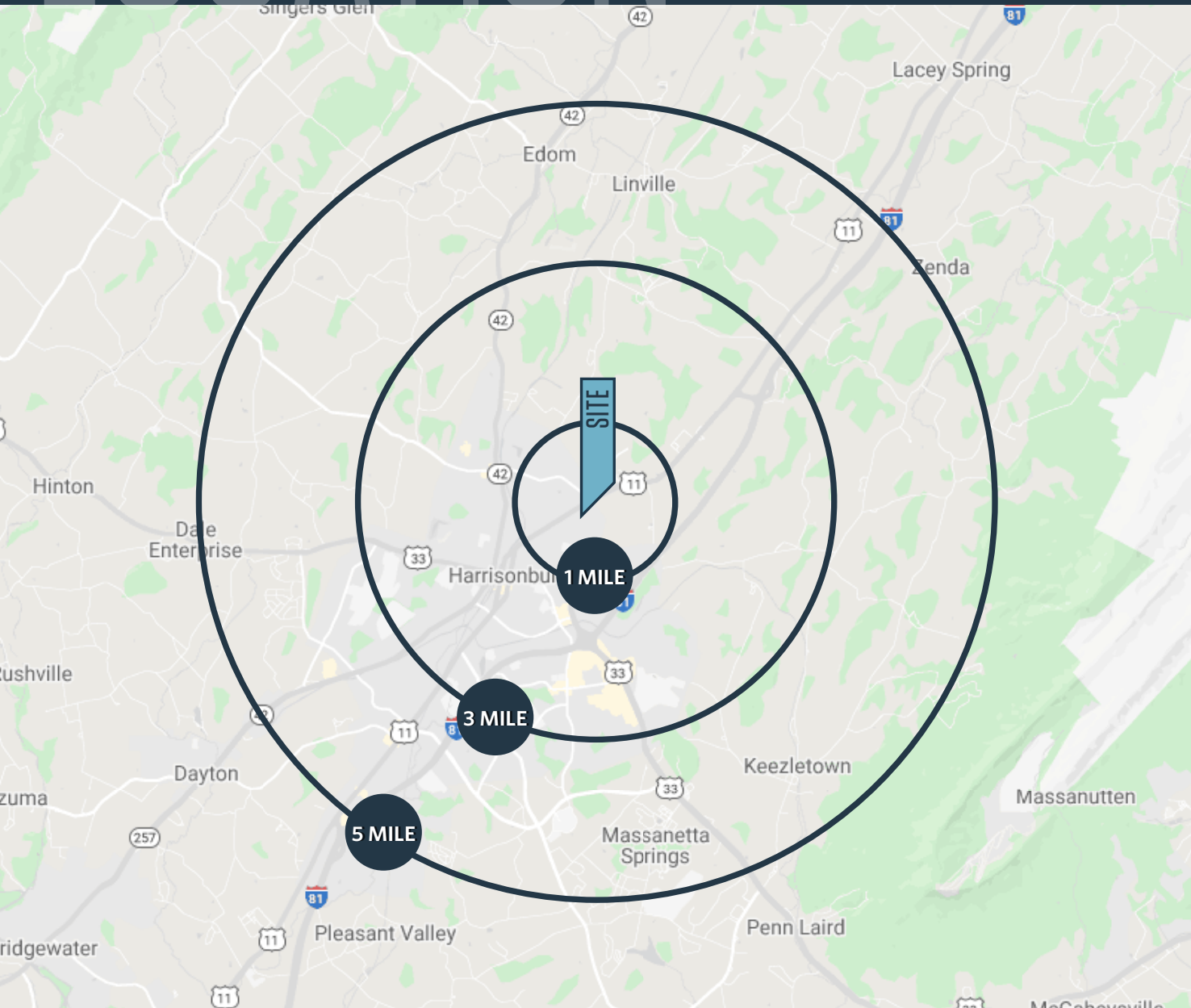
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# LOCATION

## NORTH GATEWAY PLAZA

RT. 11 & MT. CLINTON PIKE, HARRISONBURG, VA 22802, ROCKINGHAM COUNTY



### DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
6,798	42,083	69,407
Daytime Population		
5,194	54,705	81,977
Households		
2,597	13,551	24,396
Average HH Income		
\$67,234	\$78,114	\$84,241

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023:

Mt. Clinton Pike	9,657 ADT
Lee Hwy./N. Valley Pike	8,990 ADT

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# SITE PLAN

## NORTH GATEWAY PLAZA

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# CLOSE-UP

## NORTH GATEWAY PLAZA

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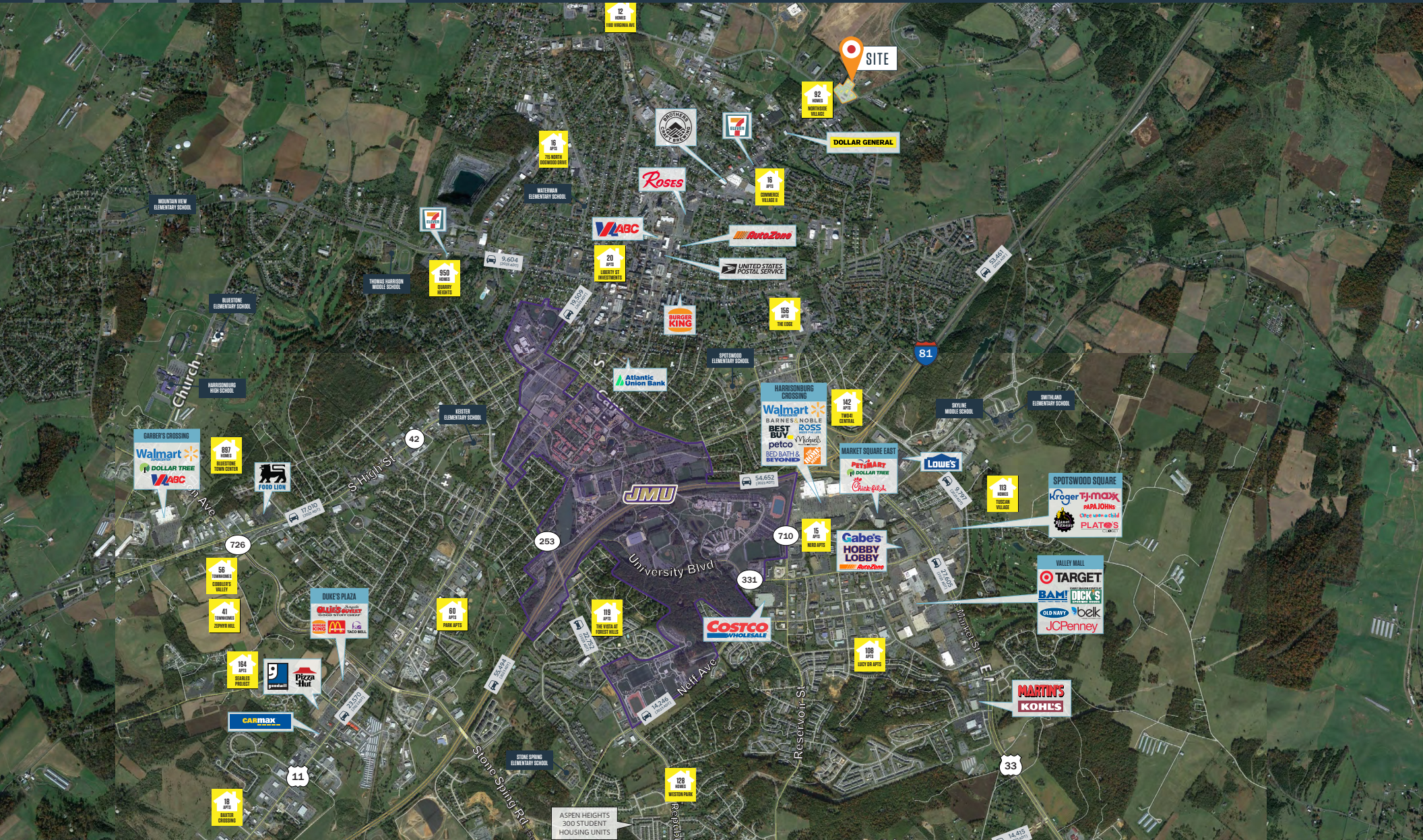
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# AERIAL

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# NORTH GATEWAY PLAZA

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## FOR MORE INFORMATION, PLEASE CONTACT:

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