



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).
- Zoning: B-1C (Rockingham County) [Click For Zoning Ordinance](#)
- Zoning: B-2C (City of Harrisonburg) [Click For Zoning Ordinance](#)

ALEX WILLNER

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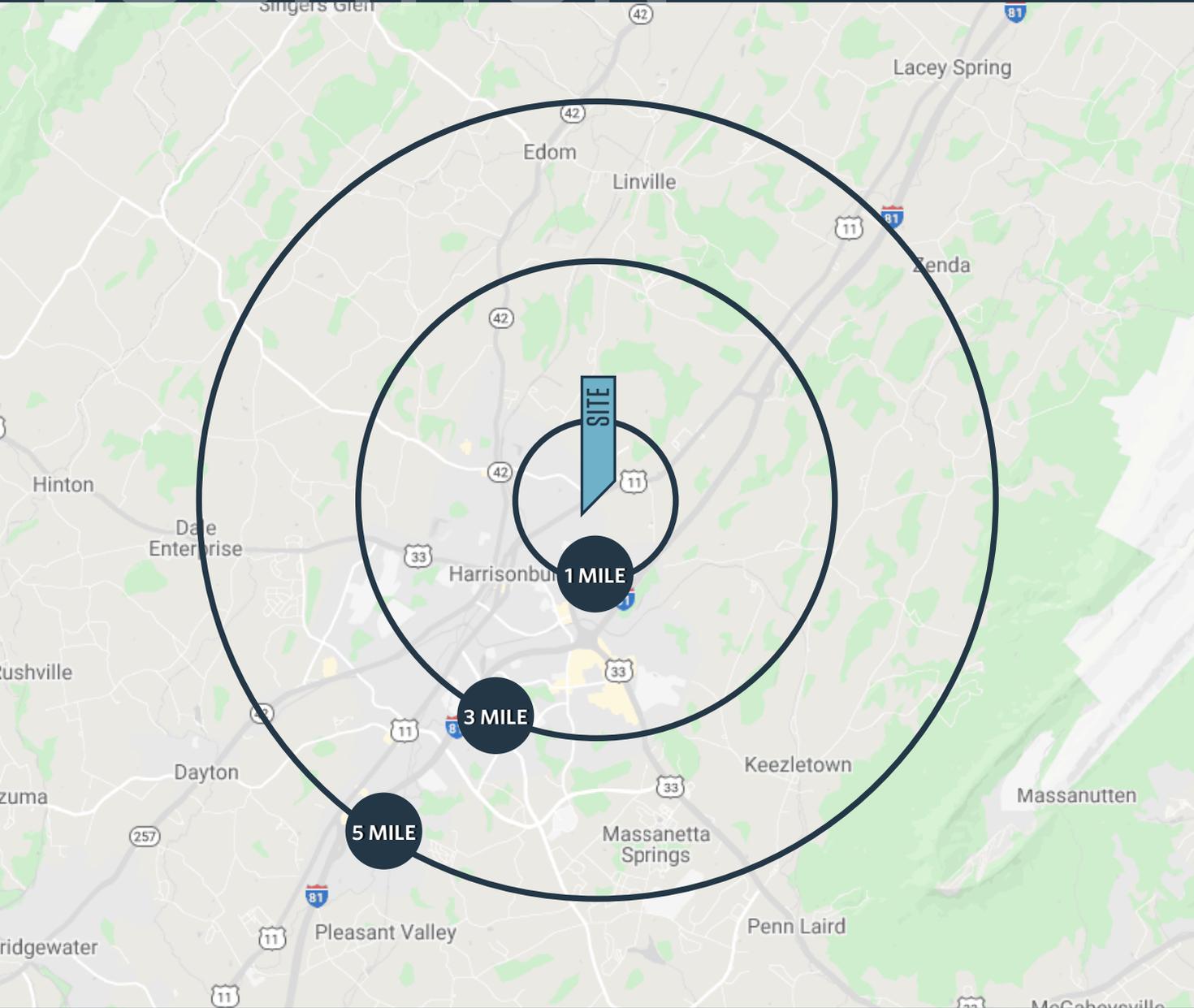
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LOCATION

NORTH GATEWAY PLAZA

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



DEMOGRAPHICS | 2025:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|----------|----------|
| Population | | |
| 6,732 | 41,955 | 70,198 |
| Daytime Population | | |
| 4,855 | 53,826 | 82,326 |
| Households | | |
| 2,587 | 13,581 | 24,726 |
| Average HH Income | | |
| \$69,468 | \$80,967 | \$88,564 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

| | |
|-------------------------|------------|
| Mt. Clinton Pike | 10,356 ADT |
| Lee Hwy./N. Valley Pike | 9,566 ADT |

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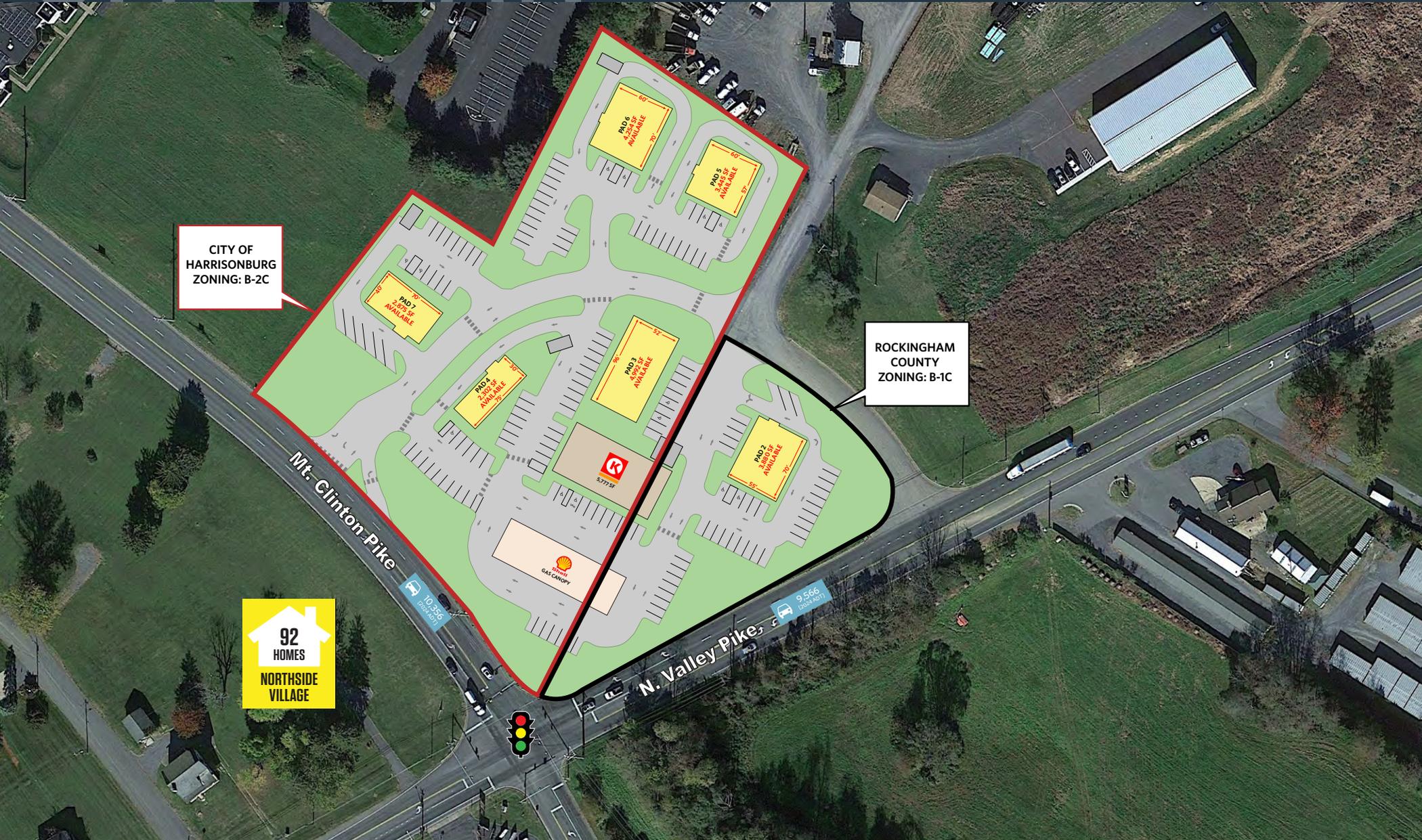
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SITE PLAN

NORTH GATEWAY PLAZA

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CLOSE-UP

NORTH GATEWAY PLAZA

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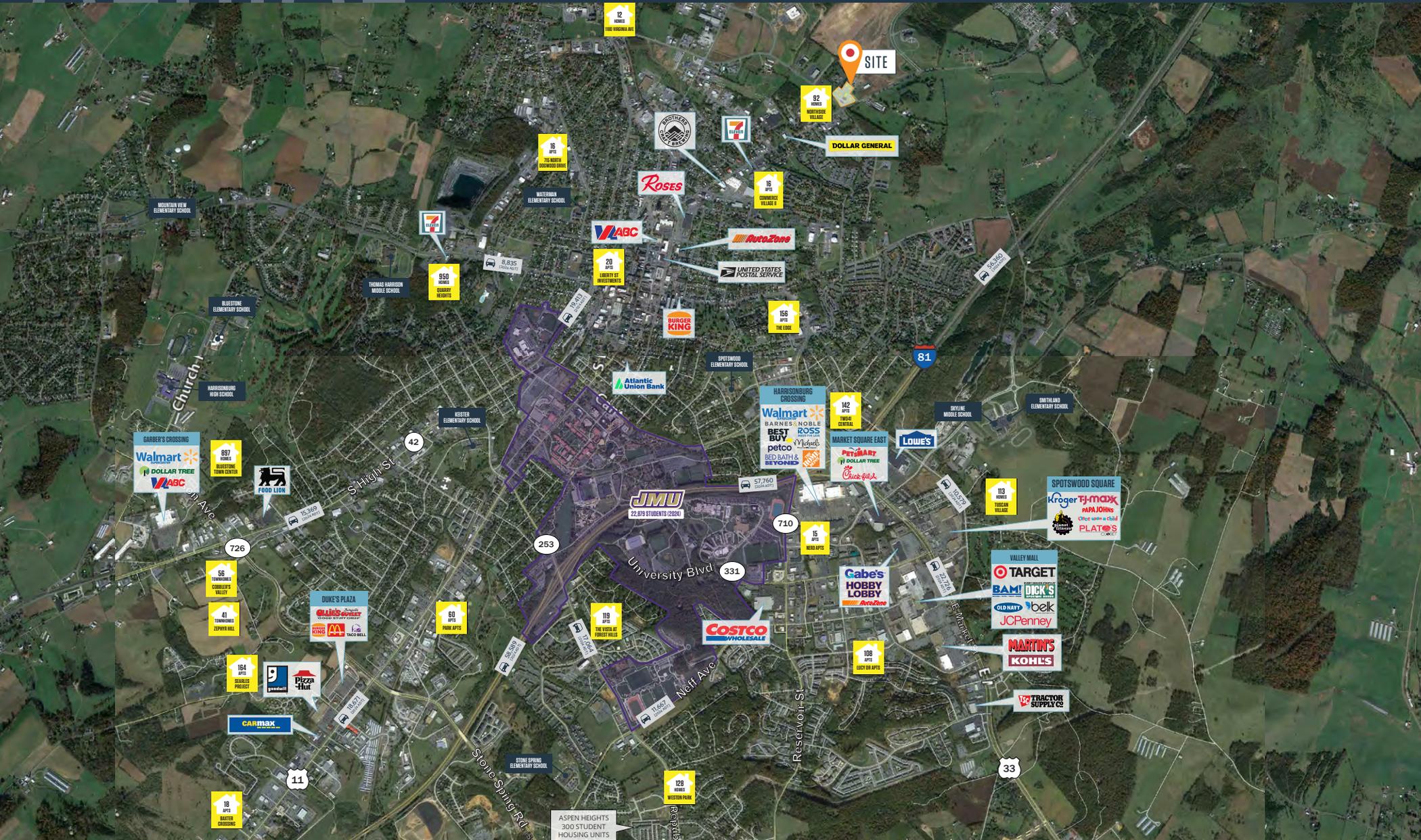
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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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