



# Port Crossing

**TOTAL VISITORS**  
**204.1K**  
**(12 MONTHS)**

Harrisonburg is proud to be the home of James Madison University (JMU), with a student population of over 22,000. JMU has recently constructed a state-of-the-art athletic facility conveniently located just across from Port Crossing. Additionally, Rockingham Memorial Hospital and Health has built a magnificent 600,000 sq. ft., 238-bed facility only one mile south of Port Crossing. Anchored by the ever-popular Food Lion, this shopping center offers a diverse range of tenants that cater to every need. With an impressive visit frequency of 3.72, this shopping center truly understands the importance of keeping its loyal customers coming back for more.

## OVERVIEW

**1021 Port Republic Road**  
**Harrisonburg, VA 22801**

**For Lease**  
**Type: Retail**  
**Total SF: 65,365**

## RETAILERS INCLUDE



## LEASING ASSOCIATE



**Raymond Hicks**  
*Sr. Leasing Manager*  
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### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	61,846	72,573	99,773
HOUSEHOLDS	20,024	24,189	34,272
AVG. HH INCOME (\$)	\$70,731	\$72,854	\$76,578
MEDIAN AGE	27	28	31

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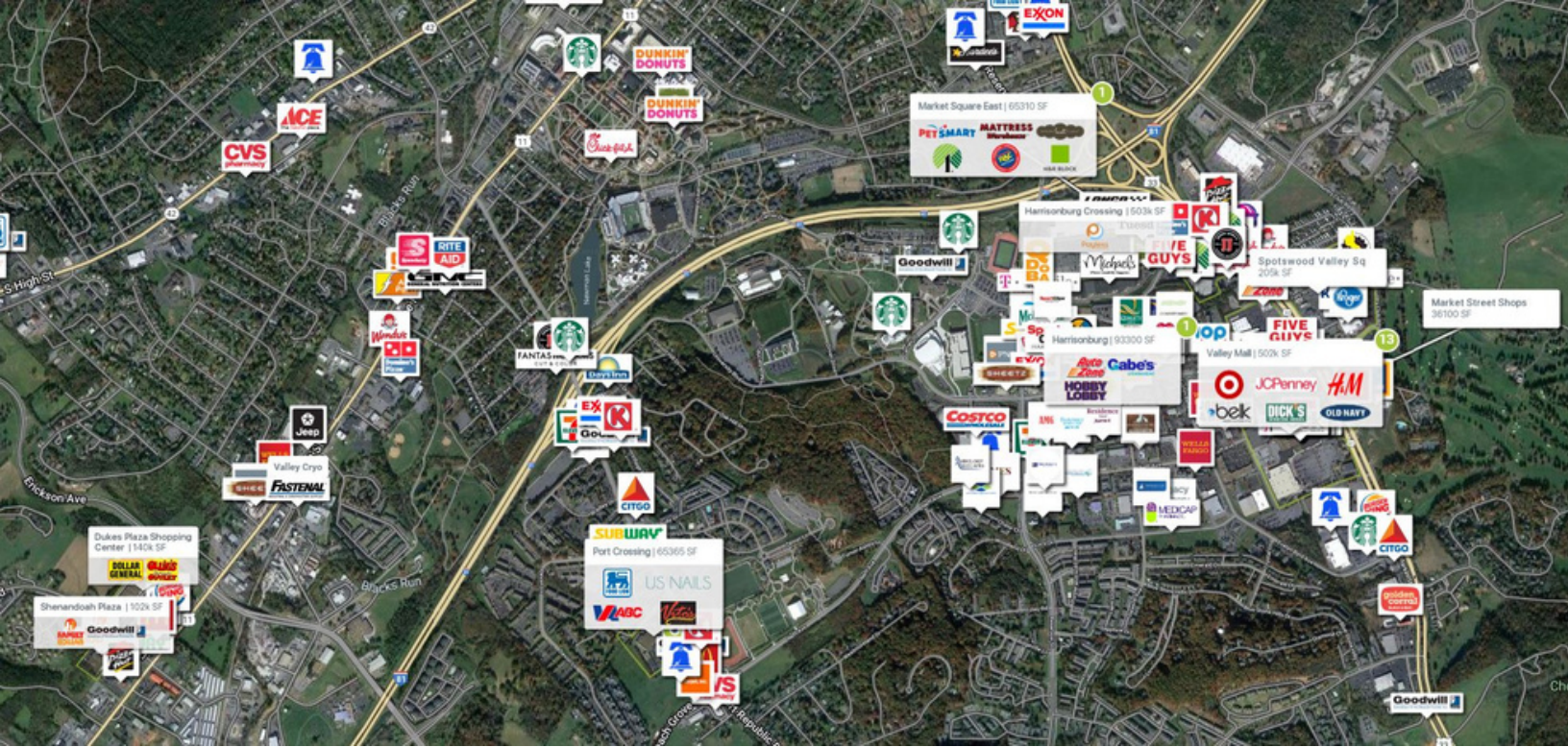
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Harrisonburg, VA 22801



<b>SUITE</b>	<b>TENANTS</b>	<b>S.F.</b>
1015	Vietopia Restaurant	1,160
1017	US Nails	1,200
1019	You Made It	3,600
1021	Food Lion	45,000
1037	Virginia ABC	3,600
1039	Bobo Cafe VA	2,650
1041	Papa Joe's Smoke Shop	2,690
1047	Vito's Italian Kitchen	5,465

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1021 Port Republic Road  
Harrisonburg, VA 22801



**AADT: 19,280 (Port Republic Road)**  
**Avg. Hourly Traffic: 803 (Port Republic Road)**

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