

# SPOTSWOOD VALLEY SQUARE

HARRISONBURG, VA | 1790 EAST MARKET STREET

BROAD STREET





# SPOTSWOOD VALLEY SQUARE

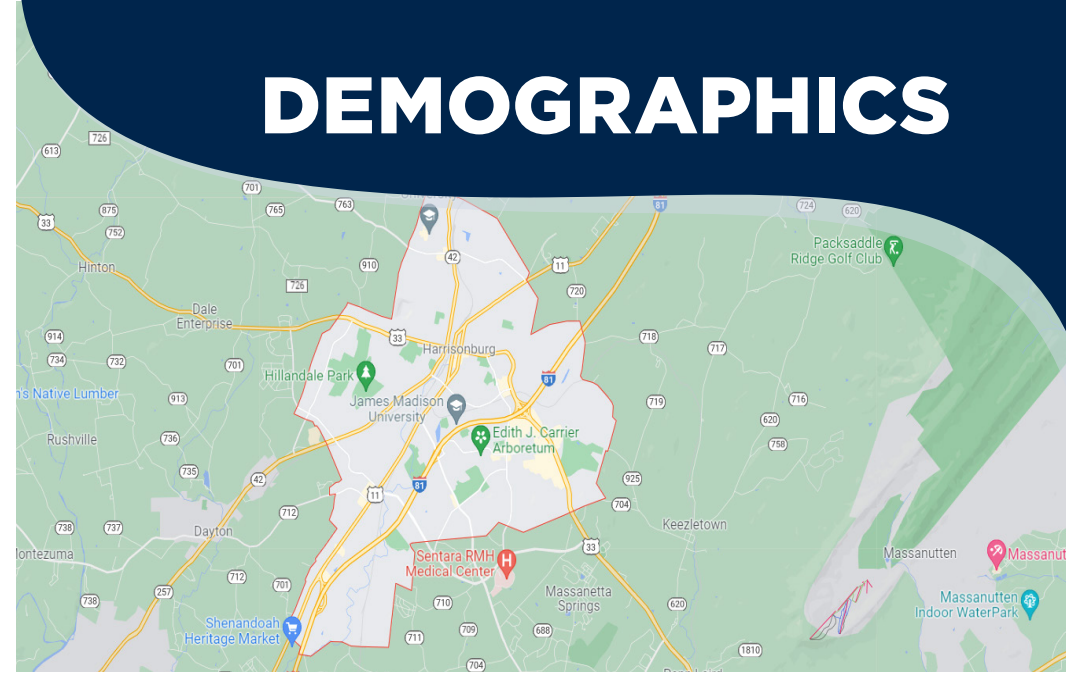
HARRISONBURG, VA | 1790 EAST MARKET STREET

## 2022 DEMOGRAPHICS

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



# DEMOGRAPHICS



## 2022 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
<b>CAUCASIAN</b>	3K	45K	60K
<b>AFRICAN AMERICAN</b>	374	4K	5K
<b>AM. INDIAN &amp; ALASKAN</b>	71	481	709
<b>ASIAN</b>	203	2K	2K
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	12	141	167
<b>OTHER</b>	137	1K	2K
<b>HISPANIC ORIGIN</b>	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, T.J. Maxx and Planet Fitness.

Easy access to center, pylon visibility and ample 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  
MARTIN'S KOHL'S  
cicis

**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 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 A32	18,292	RMH
Unit 74	23,500	Planet Fitness
Unit 82	3,360	Affordable Dentures
Unit 84	1,680	Max Cleaners Mariner
Unit 86	1,680	Mariner Finance
Unit 88	1,600	T-Mobile
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 12-136	2,800	Puppy City
Unit 140	900	iBrow Designer Style
Unit 144	4,500	Encore
Unit A10	49,319	Kroger

## 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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