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## 2 ACRES NEAR PRIME RETAIL CORRIDOR

1614, 1620, 1622 Country Club Road, Harrisonburg, VA 22801

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**For Sale: \$899,000 or Lease: \$5,000 Month NNN**



### OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	\$5,000 Month NNN
Lot Size:	2.0 Acres +/-
Building Size:	4,000 Square Feet +/- 3 Separate Buildings
Zoning:	M-1
Utilities:	Public Water Public Sewer Gas Available
Traffic Counts:	Country Club 8,000 vpd Linda Lane 11,000 vpd
Disclosure:	Owner/Agent



### PROPERTY OVERVIEW

VALUE IS IN THE LAND! Great opportunity to purchase 2 acres +/- and 3 commercial buildings only minutes from Interstate 81. Property is zoned M-1 and the 3 buildings on property are in good condition. Located near Harrisonburg's prime retail corridor (East Market Street - 31,000vpd) at busy intersection of Country Club Rd & Linda Lane. Situated less than one mile from of Interstate 81, minutes from the SE Connector Rd with projections estimated at 31,100 ADT, Sentara RMH, and JMU.

*For More Information:*

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### Aerial Photos



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### Property Photos



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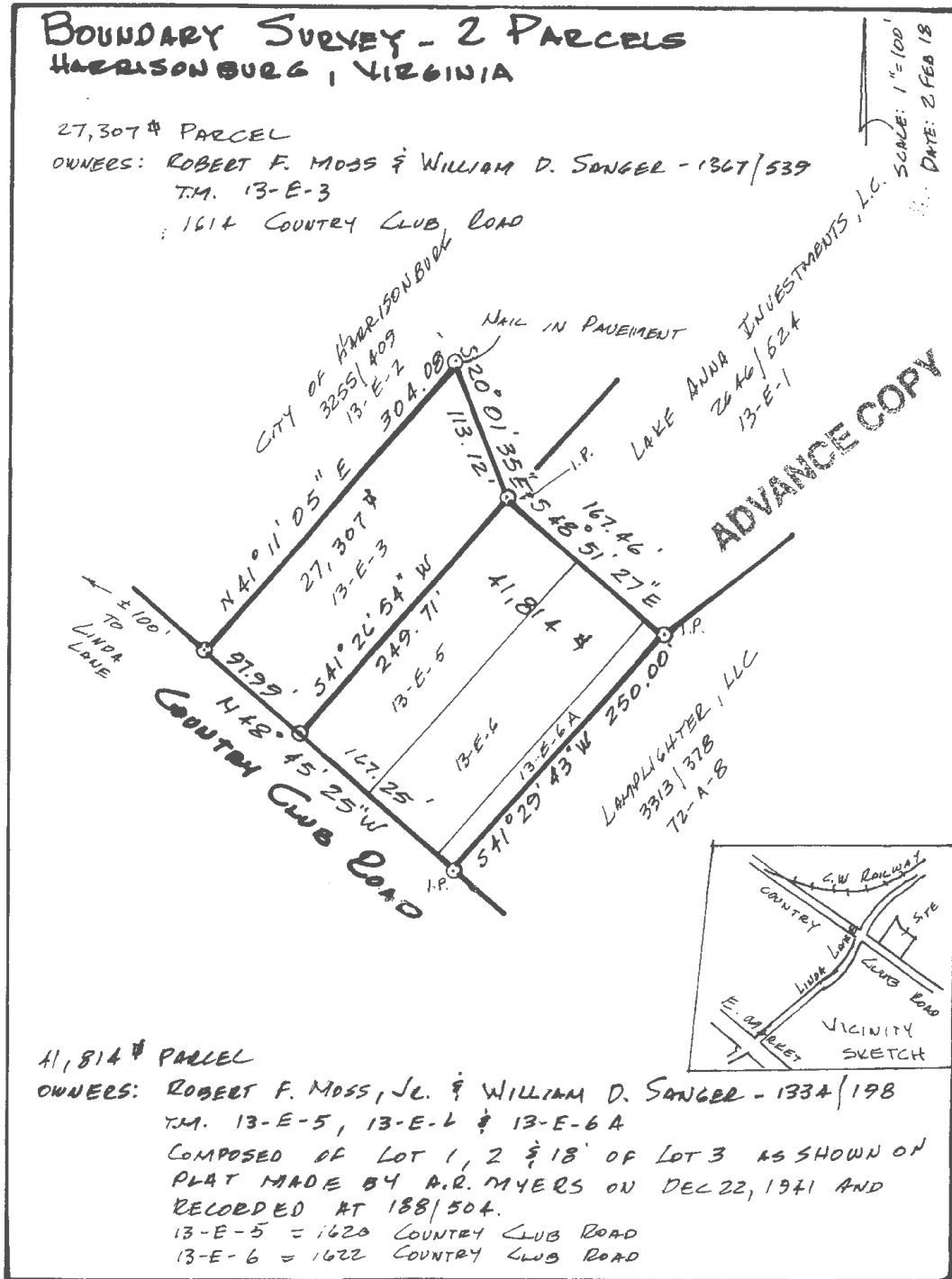
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Plat



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### Retailer Map



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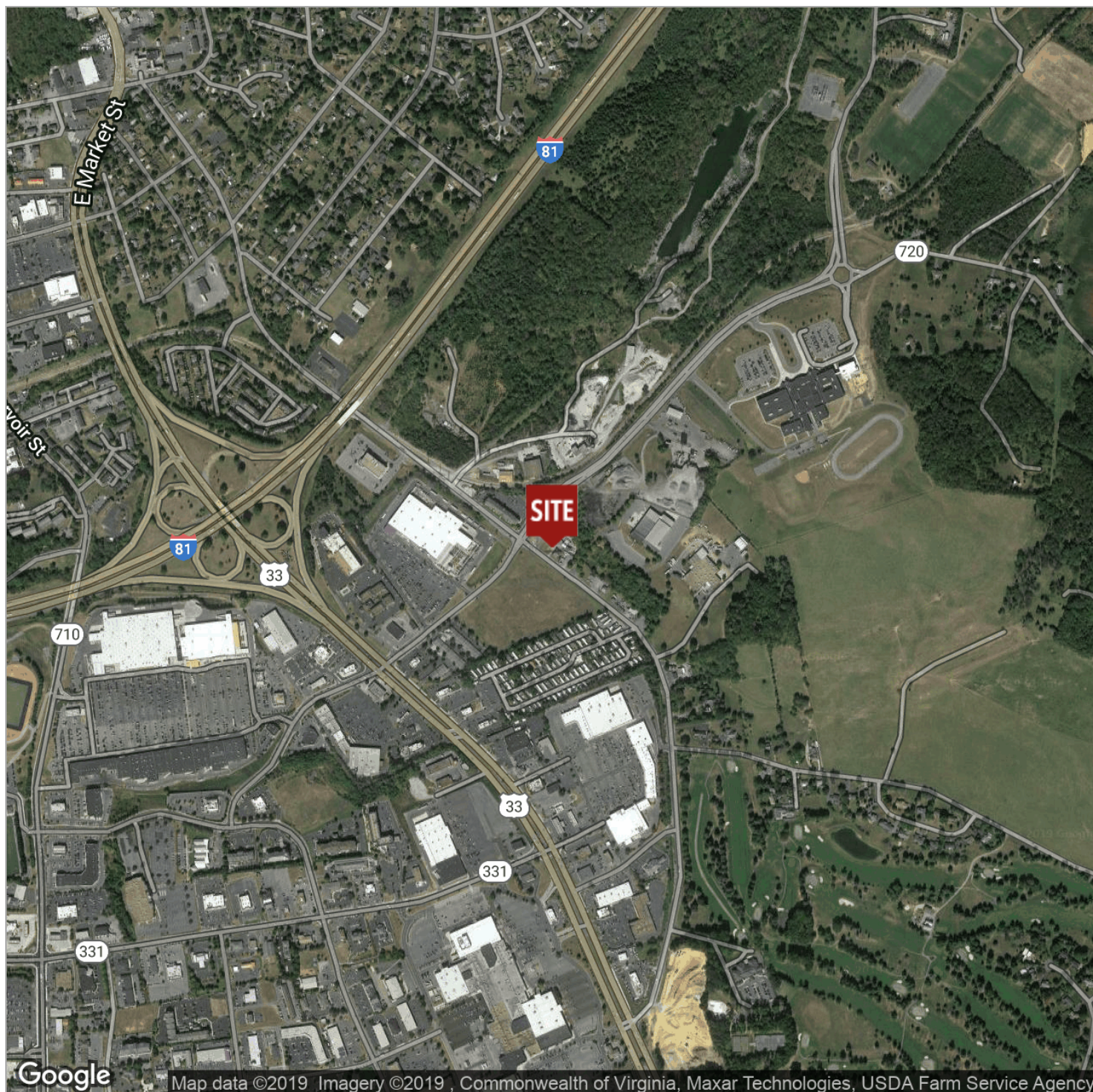
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### Location Maps



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