



REAL ESTATE

*For Lease – 700 to 4,050 sf*

*Skyline Village*

2035 E Market St, Harrisonburg, VA 22801

**JOE ANTHONY, ESQ.**

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## SKYLINE VILLAGE

### ADDRESS:

2035 E Market St,  
Harrisonburg, VA 22801

### HIGHLIGHTS:

Skyline Village is located in Harrisburg, VA. It is anchored by Martin's and Kohl's, adjacent to Target, and the Valley Mall. It is less than 1 mile away from James Madison University (22,000 students) and contains 11 apartment complexes within the same distance.

Located right off of Route 33, this is a unique area that also includes Walmart, The Home Depot, Ross, Best Buy, Dick's, Michael's, Kroger, and many more along this highly traveled retail corridor.







TARGET

KOHL'S  
expect great things

Edible  
ARRANGEMENTS

KELLY  
SERVICES

CICI'S  
PIZZA

MARTIN'S

MARTIN'S  
Fueling Station

BURGER  
KING

Red Lobster

Speedee  
OIL CHANGE • TUNE-UP

MONRO  
MUFFLER/BRAKE  
& Service

33

Byrd Avenue





26k

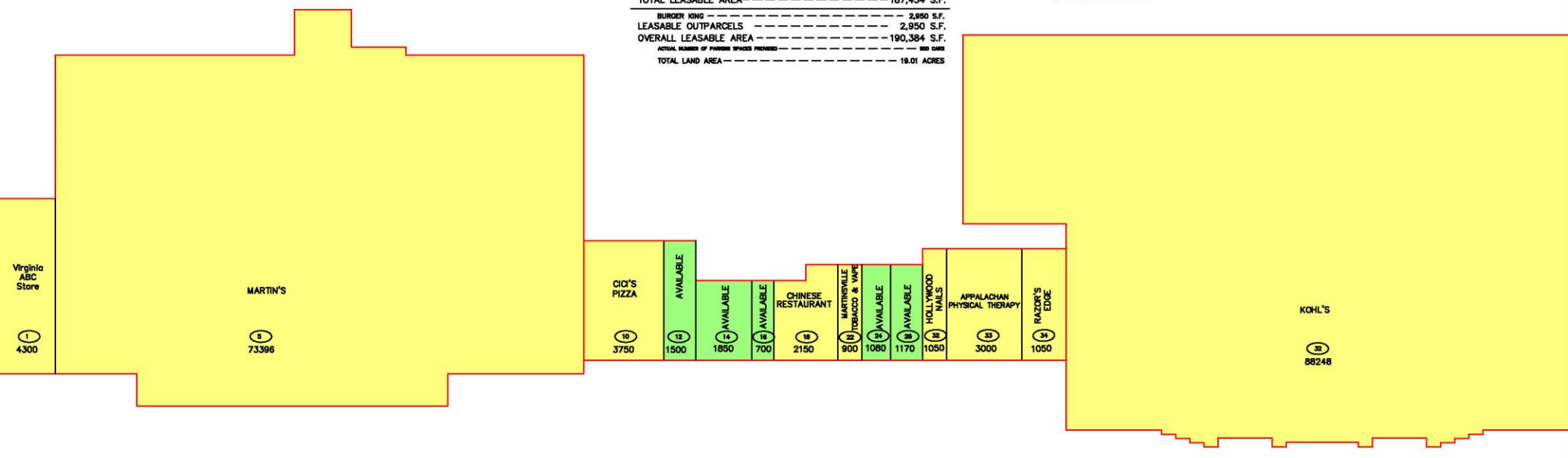


**DEVELOPMENT DATA**

MARTIN'S	73,398 S.F.
MARTIN'S FUELING STATION	2,400 S.F.
KOHL'S	88,248 S.F.
<b>TOTAL ANCHORS</b>	<b>164,044 S.F.</b>
<hr/>	
TOTAL SMALL SHOPS	23,390 S.F.
TOTAL LEASABLE AREA	187,434 S.F.
<hr/>	
BURGER KING	2,850 S.F.
LEASABLE OUTPARCELS	2,950 S.F.
OVERALL LEASABLE AREA	190,384 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED	800 CARS
TOTAL LAND AREA	19.01 ACRES

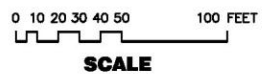
**COLOR KEY**

- PERMANENT
- VACANT
- PROPOSED



**NOTE:** ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

ALL FINISH FLOOR ELEVATIONS (FFE) ARE APPROXIMATE.



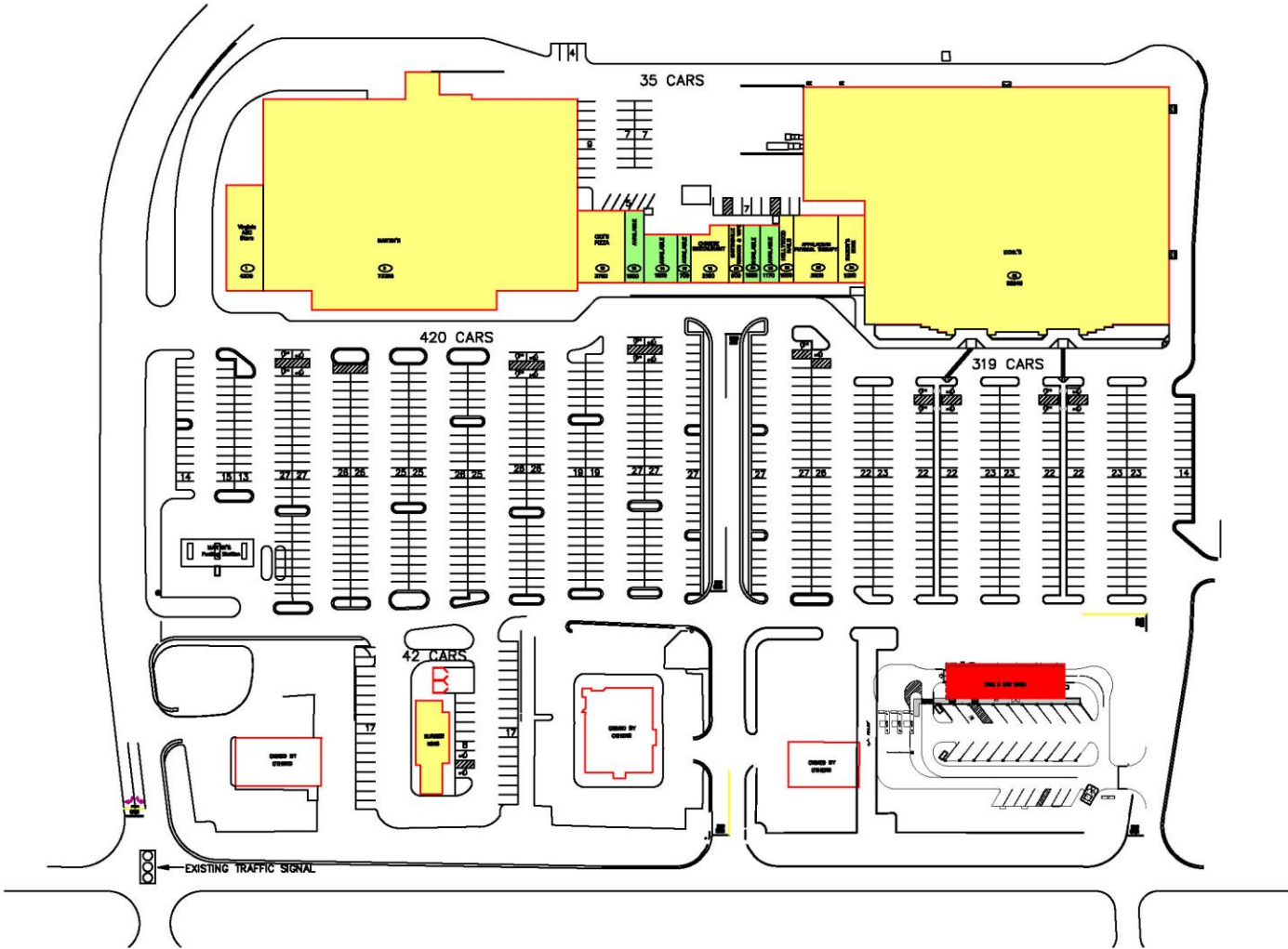
**DATE: 05.18.23**

# LEASE PLAN FOR SKYLINE VILLAGE

**2035 EAST MARKET STREET  
HARRISONBURG, VA 22801**

**MANAGED BY**

**A2Z** REAL ESTATE | 231 MARKET STREET  
JOHNSTOWN, PA 15901  
(814) 254-4004  
a2zreinc.com  
info@a2zreinc.com



**DEVELOPMENT DATA**

MARTINS	73,396 S.F.
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ACTUAL NUMBER OF PARKING SPACES PROVIDED	800 CARS
TOTAL LAND AREA	19.01 ACRES

**COLOR KEY**

PERMANENT	(Yellow)
VACANT	(Green)
PROPOSED	(Red)

**PLOT PLAN  
FOR  
SKYLINE VILLAGE  
2035 EAST MARKET STREET  
HARRISONBURG, VA 22801**

MANAGED BY

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**NOTE:**  
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DESIRED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.

0' 10' 50' 100'  
SCALE

DATE: 05.18.23

**PP-1**

# DEMOGRAPHICS

2035 E Market St Harrisonburg, VA 22801		1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>					
2021 Estimated Population	5,493	54,519	73,978	104,258	
2026 Projected Population	5,770	55,619	75,457	106,690	
2010 Census Population	3,890	45,780	64,062	93,338	
2000 Census Population	2,696	36,719	51,753	78,631	
Projected Annual Growth 2021 to 2026	1.0%	0.4%	0.4%	0.5%	
Historical Annual Growth 2000 to 2021	4.9%	2.3%	2.0%	1.6%	
2021 Median Age	28.1	29.7	31.6	34.4	
<b>Households</b>					
2021 Estimated Households	2,181	18,132	25,776	37,379	
2026 Projected Households	2,422	19,404	27,385	39,432	
2010 Census Households	1,516	14,601	21,678	32,650	
2000 Census Households	958	11,582	17,297	27,112	
Projected Annual Growth 2021 to 2026	2.2%	1.4%	1.2%	1.1%	
Historical Annual Growth 2000 to 2021	6.1%	2.7%	2.3%	1.8%	
<b>Race and Ethnicity</b>					
2021 Estimated White	68.2%	73.7%	74.5%	79.4%	
2021 Estimated Black or African American	10.0%	8.6%	7.9%	6.3%	
2021 Estimated Asian or Pacific Islander	10.0%	4.7%	4.1%	3.2%	
2021 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%	0.3%	
2021 Estimated Other Races	11.5%	12.7%	13.1%	10.7%	
2021 Estimated Hispanic	15.8%	18.2%	18.8%	15.1%	
<b>Income</b>					
2021 Estimated Average Household Income	\$62,676	\$68,157	\$71,719	\$77,253	
2021 Estimated Median Household Income	\$52,108	\$55,886	\$56,816	\$60,621	
2021 Estimated Per Capita Income	\$24,891	\$23,382	\$25,572	\$28,184	
<b>Education (Age 25+)</b>					
2021 Estimated Elementary (Grade Level 0 to 8)	7.9%	6.9%	6.9%	6.3%	
2021 Estimated Some High School (Grade Level 9 to 11)	6.9%	7.2%	7.3%	7.5%	
2021 Estimated High School Graduate	15.0%	24.3%	25.3%	28.0%	
2021 Estimated Some College	16.8%	16.0%	15.8%	15.7%	
2021 Estimated Associates Degree Only	9.6%	7.4%	7.4%	7.1%	
2021 Estimated Bachelors Degree Only	29.7%	20.3%	19.7%	19.6%	
2021 Estimated Graduate Degree	14.1%	17.9%	17.6%	15.7%	
<b>Business</b>					
2021 Estimated Total Businesses	668	2,196	3,384	4,384	
2021 Estimated Total Employees	7,639	26,933	41,558	50,501	
2021 Estimated Employee Population per Business	11.4	12.3	12.3	11.5	
2021 Estimated Residential Population per Business	8.2	24.8	21.9	23.8	







**A2Z**  
REAL ESTATE

**CONTACT**

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