



# EAST LURAY SHOPPING CENTER ANCHOR SPACE AVAILABLE

8 EAST LURAY SHOPPING CENTER  
LURAY, VA 22835

**Jim Guisewhite**

540.325.0573

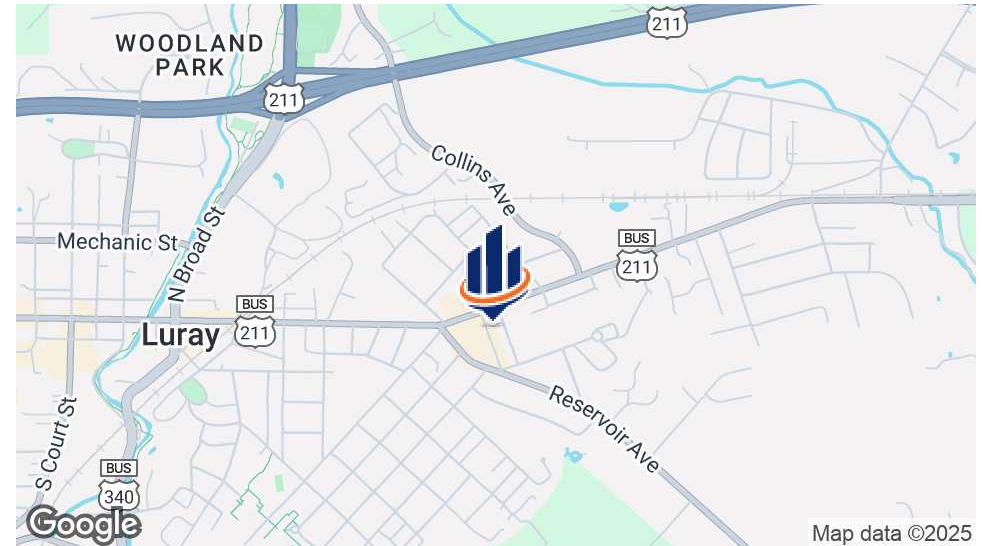
[jim.guisewhite@svn.com](mailto:jim.guisewhite@svn.com)

**John Coontz**

540.550.0206

[john.coontz@svn.com](mailto:john.coontz@svn.com)

# Property Summary



## PROPERTY HIGHLIGHTS

- Minimal competition on the East side of Luray
- Turnkey grocery or adaptable reuse as retail fit out
- Favorable property logistics to draw industrial and residential traffic
- Page County's designated as "Virginia's Cabin Capital" with than 500 vacation and rental properties

## OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NN)
Number of Units:	1
Available SF:	24,759 SF
Lot Size:	8 Acres
Building Size:	90,445 SF

## PROPERTY DESCRIPTION

I'm writing to present an excellent opportunity to backfill a 24,759 sq ft turnkey grocery space in Luray, Virginia. Located in the East Luray Shopping Center, this space is centrally positioned within the residential and commercial communities that have long supported this anchored multi-tenant center.

The store is equipped with checkout counters, shelving, refrigeration, a produce department, and a butcher shop, allowing for a quick opening. Additional warehouse space with 2 docks and roll-up doors provides easy access. You would join Label Shopper as the newest anchor, along with more than 20 other tenants. In addition, the space lends itself to a large open retail format as well. Explore the possibilities!

Page County and Luray are experiencing significant growth in both residential development and tourism. Luray boasts numerous tourist attractions, including Luray Caverns, Shenandoah National Park [known for Skyline Drive], George Washington National Forest, and the Shenandoah River with its various attractions, campgrounds, and RV parks.

# Additional Photos



# Additional Photos

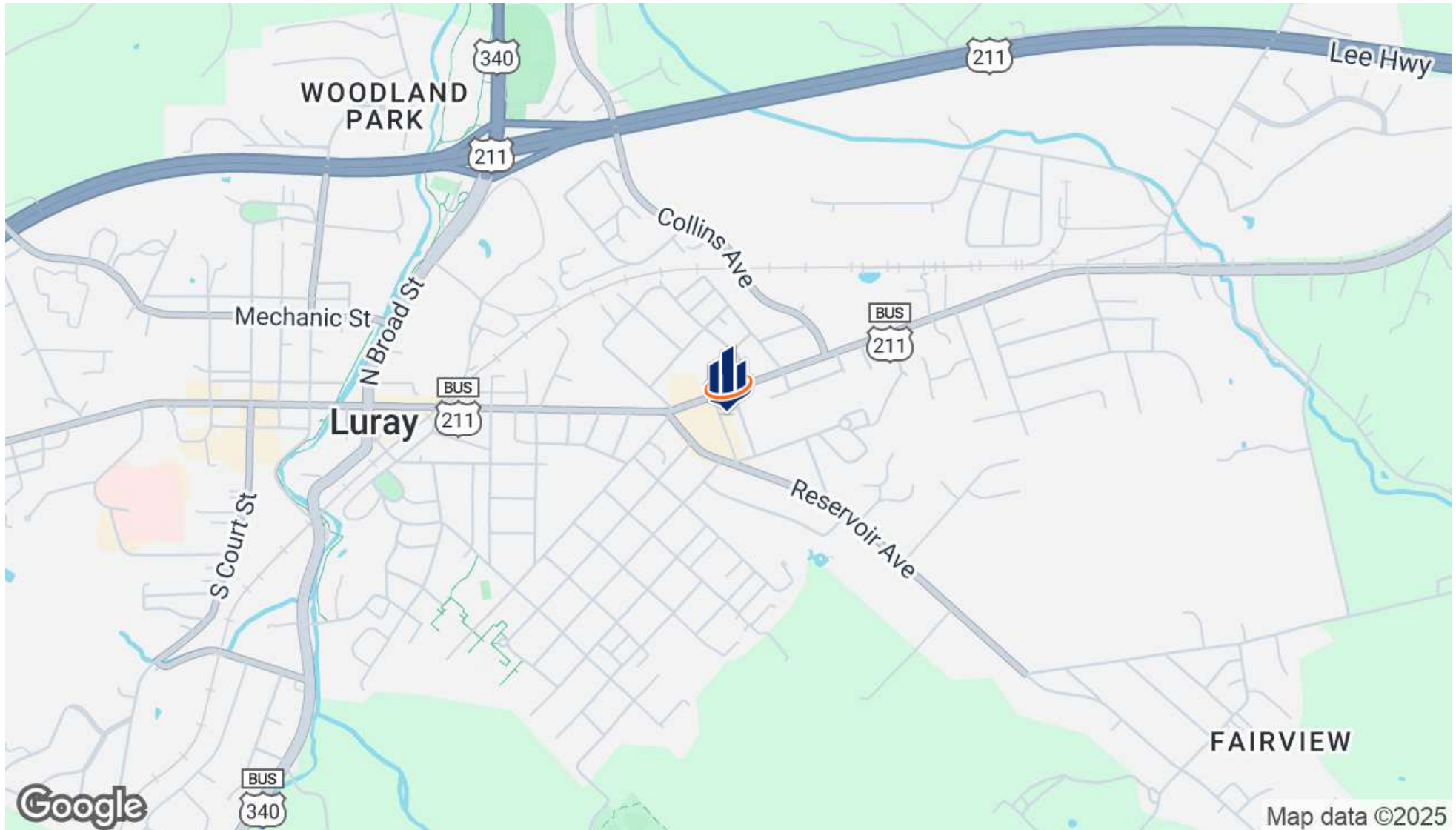


# Additional Photos





# Location Map



# Demographics Map & Report

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	9,659	19,913	40,065
Average Age	46	45	45
Average Age (Male)	45	45	44
Average Age (Female)	47	46	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	4,113	8,364	16,683
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$76,731	\$77,461	\$83,663
Average House Value	\$333,128	\$321,265	\$338,847

Demographics data derived from AlphaMap

