



# Preston Lake Grocery Anchored Development

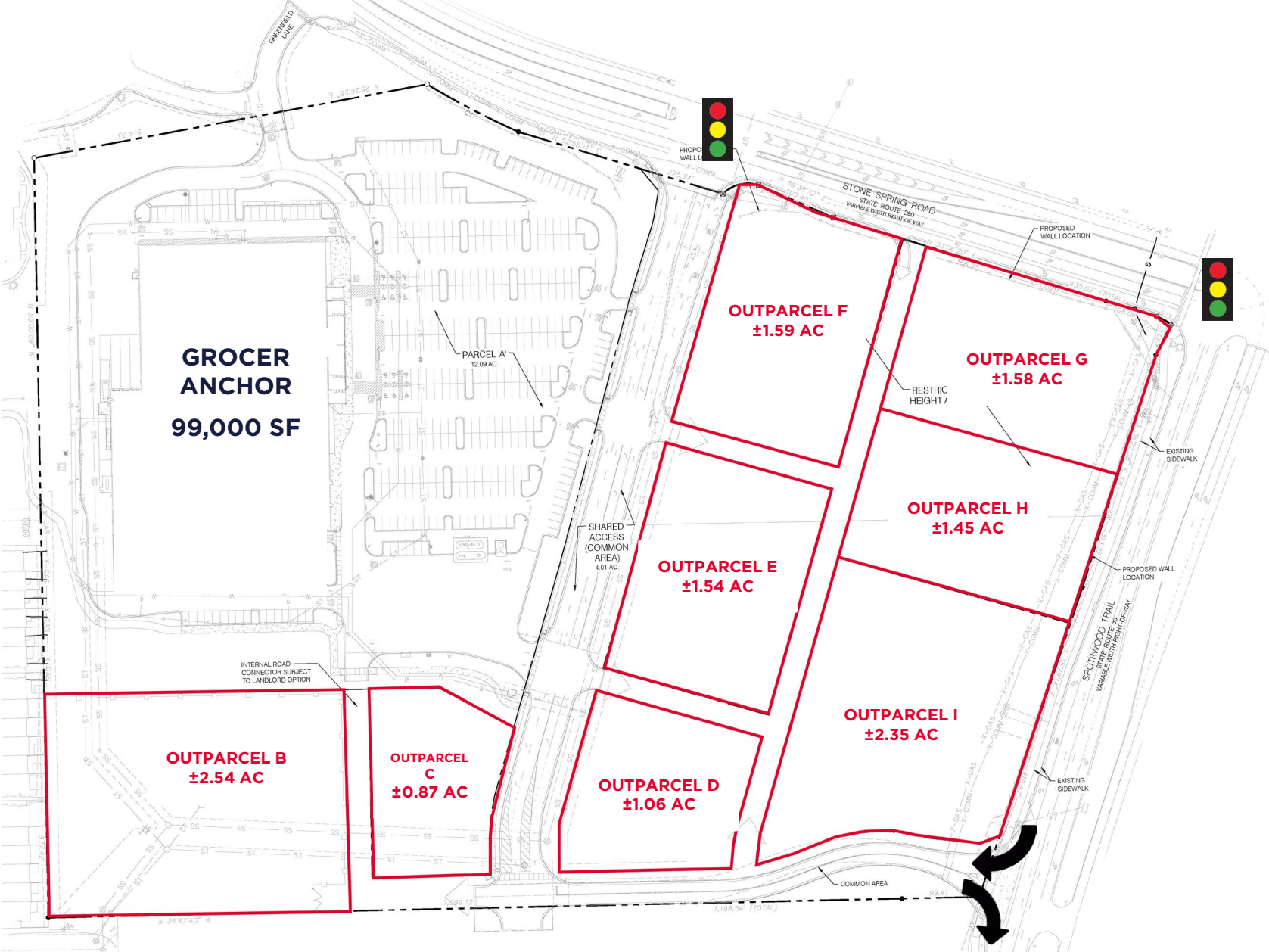
## Spotswood Trail, Harrisonburg, Virginia

- Ground lease or build-to-suit options available
- Flexible pad sizes from ±0.87 acres up to ±2.54 acres
- Located within Preston Lake, a 760-unit master-planned residential community
- Highly amenitized environment featuring sidewalks, open spaces, landscaped buffers with fencing, and ample outdoor seating
- Drive-thrus permitted by right
- Excellent visibility with signalized access from Stone Spring Road and Spotswood Trail
- Strong nearby demand drivers, including:
  - Massanutten Resort — a 2,600-unit, four-season destination
  - Sentara RMH Medical Center
  - James Madison University
  - Merck's new \$5 billion pharmaceutical expansion
- Just 2.5 miles (±7 minutes) from the JMU campus



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Demographics			
	1 Mile	3 Miles	5 Miles
Population	4,380	41,974	70,177
No. of Households	1,806	14,020	24,455
Avg. HH Income	\$81,817	\$96,485	\$90,666
Daytime Population	2,847	50,181	85,527

**For more information, please contact:**

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