

FOR SALE

Former Steven Kia Dealership

HARRISONBURG, VIRGINIA

±3,472 SF BUILDING

±0.81 ACRES

B-2 ZONING

OFFERED AT

\$1,495,000

**3340 S MAIN STREET
HARRISONBURG, VA 22801**



EXECUTIVE SUMMARY

Prime commercial opportunity positioned within Harrisonburg's rapidly expanding south-end commercial corridor offering exceptional visibility, strong access, ample parking, and flexible B-2 zoning suitable for a variety of commercial uses.



±14,000
VEHICLES PER DAY (AADT)
South Main Street



±445 FEET
FROM I-81 RAMP
interstate Access



±3.5 MILES
TO DOWNTOWN HARRISONBURG
& James Madison University

PROPERTY HIGHLIGHTS

- ±3,472 SF Commercial Building
- ±0.81 Acre Parcel
- Zoned B-2
- Outstanding Parking
- Excellent Visibility & Signage
- Positioned Along US-11
- Minutes from I-81
- Multiple Access Points
- Strong South Main Street Exposure
- Flexible Commercial Use Potential
- High-Growth Commercial Corridor

POTENTIAL USES

AUTOMOTIVE RETAIL SHOWROOM EQUIPMENT SALES SERVICE BUSINESS



FOR MORE INFORMATION, PLEASE CONTACT:



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All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to sale.