

COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

Located in Harrisonburg's Fastest Growing Area



OFFERING SUMMARY

Address: Naomi's Way
Harrisonburg, VA 22801

Available Lot Sizes: 1 - 1.2 acres

Location: Rockingham County
No BPOL tax

Access: Stone Spring Road
Ridgedale Road

Intersection: Signalized

Primary Road: Stone Spring Road
31,100 AADT EST

Zoning: B1C

Delivery: Pad Site

PROPERTY OVERVIEW

Located on the corner of Port Rd and Stone Spring Rd/Southeast Connector Rd, Coffman's Corner consists of 11 acres that will be composed of destination retail, medical and professional offices. This corner is one of the last remaining prime parcels near the new \$300 million Sentara Rockingham Memorial Health Campus. Road frontage on both Port Republic Road (19,000 AADT) and Stone Spring Road/Southeast Connector Road (projected 31,100 AADT) which connects every commercial corridor in Harrisonburg. This highly visible parcel located directly across from Sentara RMH, Minutes from JMU, and 12,000+ Student Beds. Direct access from the South East Connector (31,100 vehicles per day) and a Rockingham County location with no BPOL tax.

LOTS AVAILABLE

- 3610 NAOMI'S WAY - LOT 1 - 1.132 ACRES - \$542,409
- 3580 NAOMI'S WAY - LOT 2 - 1.016 ACRES - \$486,823
- 3500 NAOMI'S WAY - LOT 5 - 1.200 ACRES - \$850,000
- 3545 NAOMI'S WAY - LOT 6 - 1.001 ACRES - \$557,000

For More Information:

Keith May
540.820.7008
keith.may@cottonwood.com

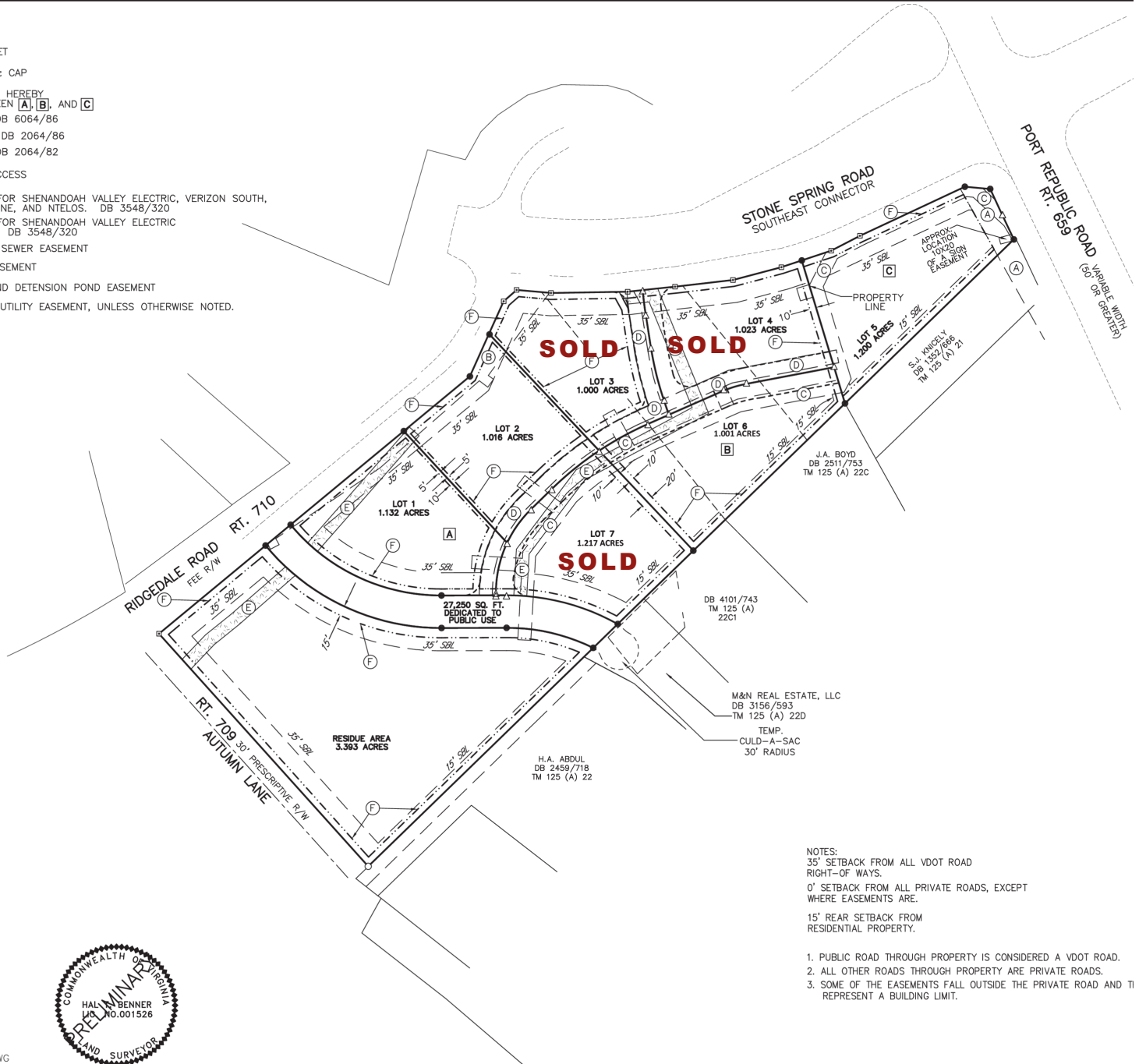
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PLAT

SET
 & CAP
 INE HEREBY
 TWEEN **A**, **B**, AND **C**
 , DB 6064/86
 ;1, DB 2064/86
 ;, DB 2064/82
 ACCESS
 T FOR SHENANDOAH VALLEY ELECTRIC, VERIZON SOUTH,
 PHONE, AND NTELOS. DB 3548/320
 T FOR SHENANDOAH VALLEY ELECTRIC
 H. DB 3548/320
 RY SEWER EASEMENT
 EASEMENT
 AND DETENSION POND EASEMENT
 AL UTILITY EASEMENT, UNLESS OTHERWISE NOTED.



NOTES:
 35' SETBACK FROM ALL VDOT ROAD
 RIGHT-OF WAYS.
 0' SETBACK FROM ALL PRIVATE ROADS, EXCEPT
 WHERE EASEMENTS ARE.
 15' REAR SETBACK FROM
 RESIDENTIAL PROPERTY.

1. PUBLIC ROAD THROUGH PROPERTY IS CONSIDERED A VDOT ROAD.
2. ALL OTHER ROADS THROUGH PROPERTY ARE PRIVATE ROADS.
3. SOME OF THE EASEMENTS FALL OUTSIDE THE PRIVATE ROAD AND IT REPRESENT A BUILDING LIMIT.



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Retailer Map



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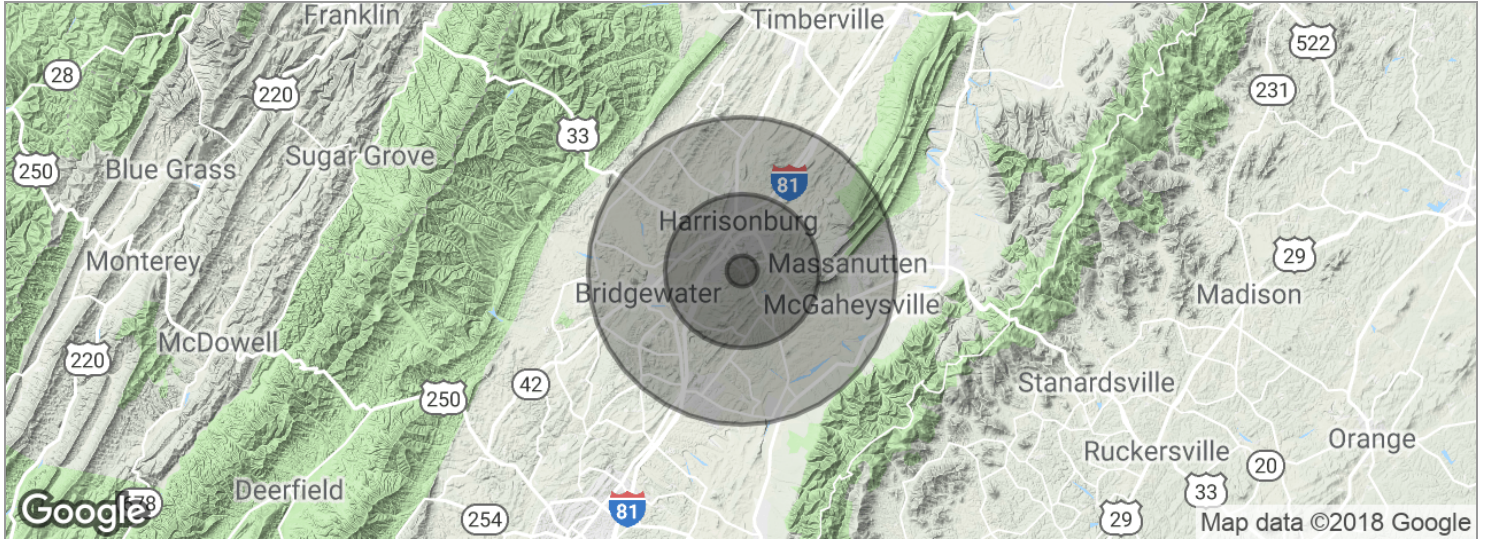
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Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,002	68,765	106,626
Median age	31.7	28.0	31.3
Median age (Male)	32.6	27.7	30.9
Median age (Female)	30.5	28.9	32.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	422	22,434	36,601
# of persons per HH	2.4	3.1	2.9
Average HH income	\$53,716	\$55,630	\$59,585
Average house value	\$218,346	\$253,159	\$257,226

* Demographic data derived from 2010 US Census

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