

COFFMAN'S CORNER

Legacy Lane , Harrisonburg, VA 22801

Located in Harrisonburg's Fastest Growing Area



OFFERING SUMMARY

Address: tbd Legacy Lane
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

- LOT 1 - 1.132 ACRES - \$542,409
- LOT 2 - 1.016 ACRES - \$486,823
- LOT 5 - 1.200 ACRES - \$850,000
- LOT 6 - 1.163 ACRES - \$557,000
- LOT 7 - 1.055 ACRES - \$479,000

For More Information:

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COTTONWOOD
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Retailer Map



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PROPOSED SITE (MARKED WITH ☆)

HARRISONBURG, VA

SW CORNER PORT REPUBLIC RD. AND SOUTHEAST CONNECTOR.

TRADE AREA POLYGON (ORANGE LINE)

	2010	2014	2019
Population	19,513	21,399	23,345
Households	7,559	8,312	9,091
Families	4,280	4,677	5,078
Avg HH Income		\$72,458	\$84,090



James Madison University
21,000+ Total Enrollment
8200+ employees

MULTIFAMILY

SUBDIVISION NAME	# OF BEDS
1. Aspen Heights	671
2. Overlook at StoneSpring	360 (614 Proposed)
3. Southview	960
4. Deer Run	400 +/-
5. Foxhill	528
6. Squire Hill	378
7. Camden	324 Townhome 624 Apartment
8. 865 East	274
9. Forest Hills	248
10. University Fields	1152
11. Stonegate	672
12. Sunchase	864
13. Charleston Townes	528
14. Campus View	668
15. Copper Beach	1220
16. Chestnut Ridge Apartments	800 +/-
17. The Reserve at Stone Port	396

HIGH INCOME SUBDIVISIONS TO THE SOUTHEAST OF SITE

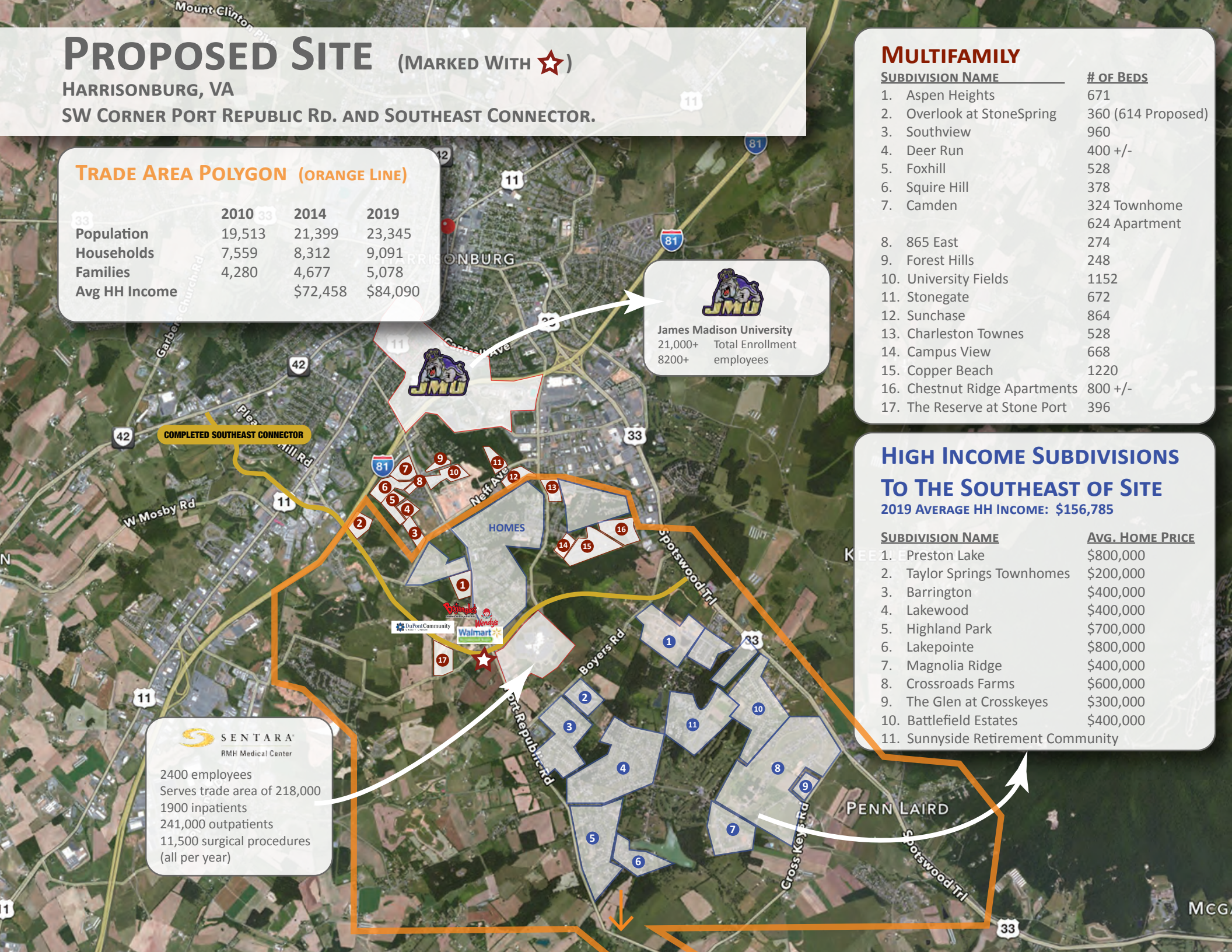
2019 AVERAGE HH INCOME: \$156,785

SUBDIVISION NAME	AVG. HOME PRICE
1. Preston Lake	\$800,000
2. Taylor Springs Townhomes	\$200,000
3. Barrington	\$400,000
4. Lakewood	\$400,000
5. Highland Park	\$700,000
6. Lakepointe	\$800,000
7. Magnolia Ridge	\$400,000
8. Crossroads Farms	\$600,000
9. The Glen at Crosskeys	\$300,000
10. Battlefield Estates	\$400,000
11. Sunnyside Retirement Community	



SENTARA
RMH Medical Center

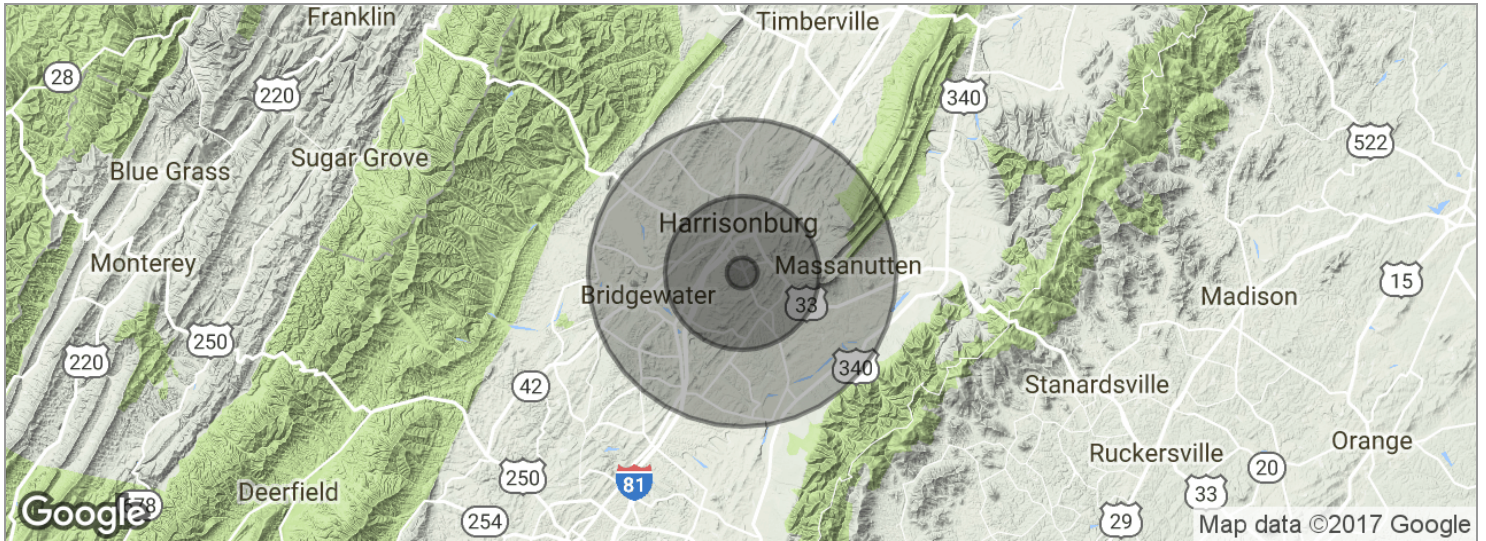
2400 employees
Serves trade area of 218,000
1900 inpatients
241,000 outpatients
11,500 surgical procedures
(all per year)



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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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