

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

- 3500 NAOMI'S WAY - LOT 5 - 1.200 ACRES - \$850,000 - UNDER CONTRACT
- 3545 NAOMI'S WAY - LOT 6 - 1.001 ACRES - \$557,000

For More Information:

Keith May
540.820.7008
keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

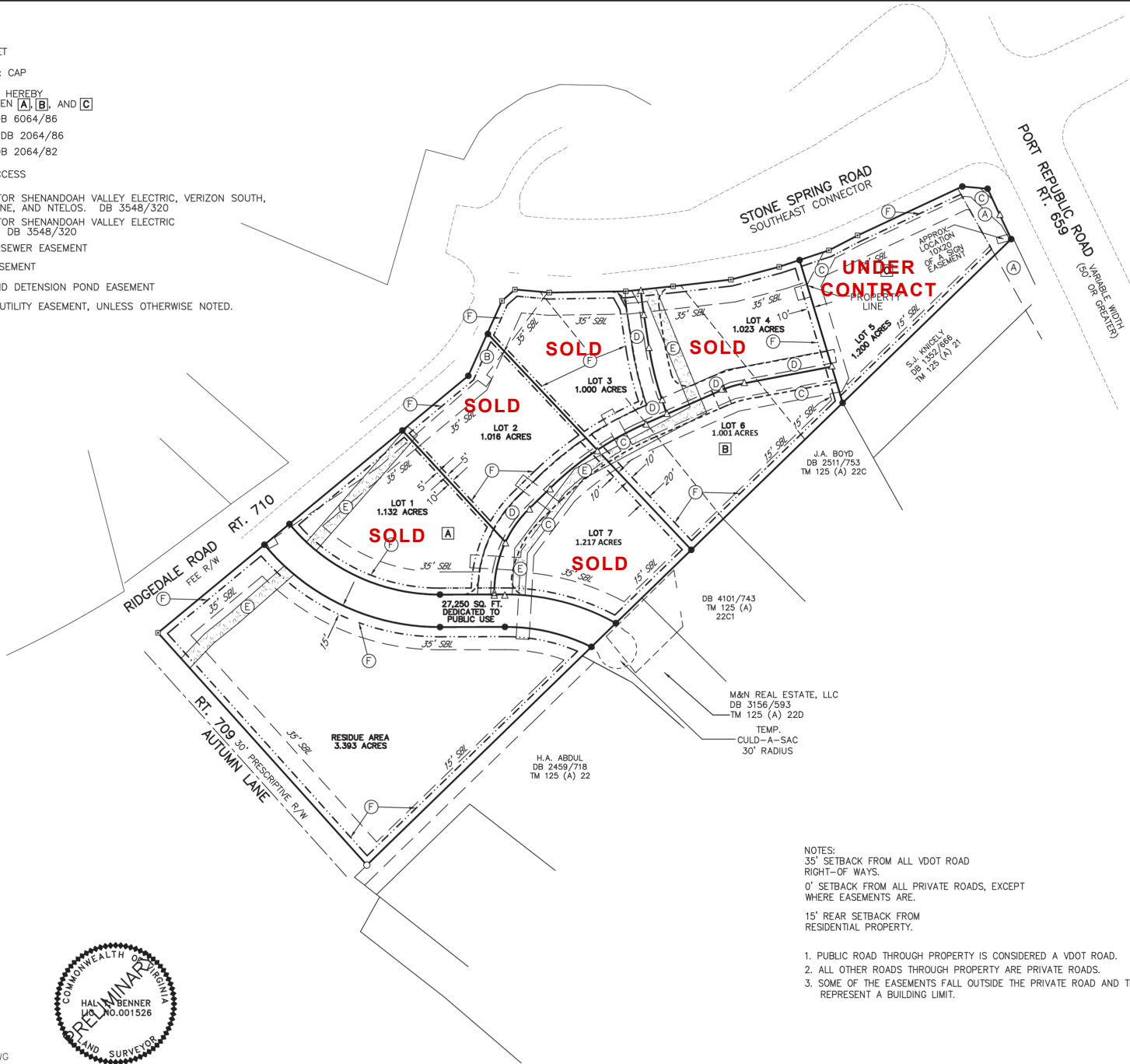
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

PLAT

SET
I & CAP
INE HEREBY
WEEN [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.

.DWG

For More Information:

Keith May
540.820.7008
keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

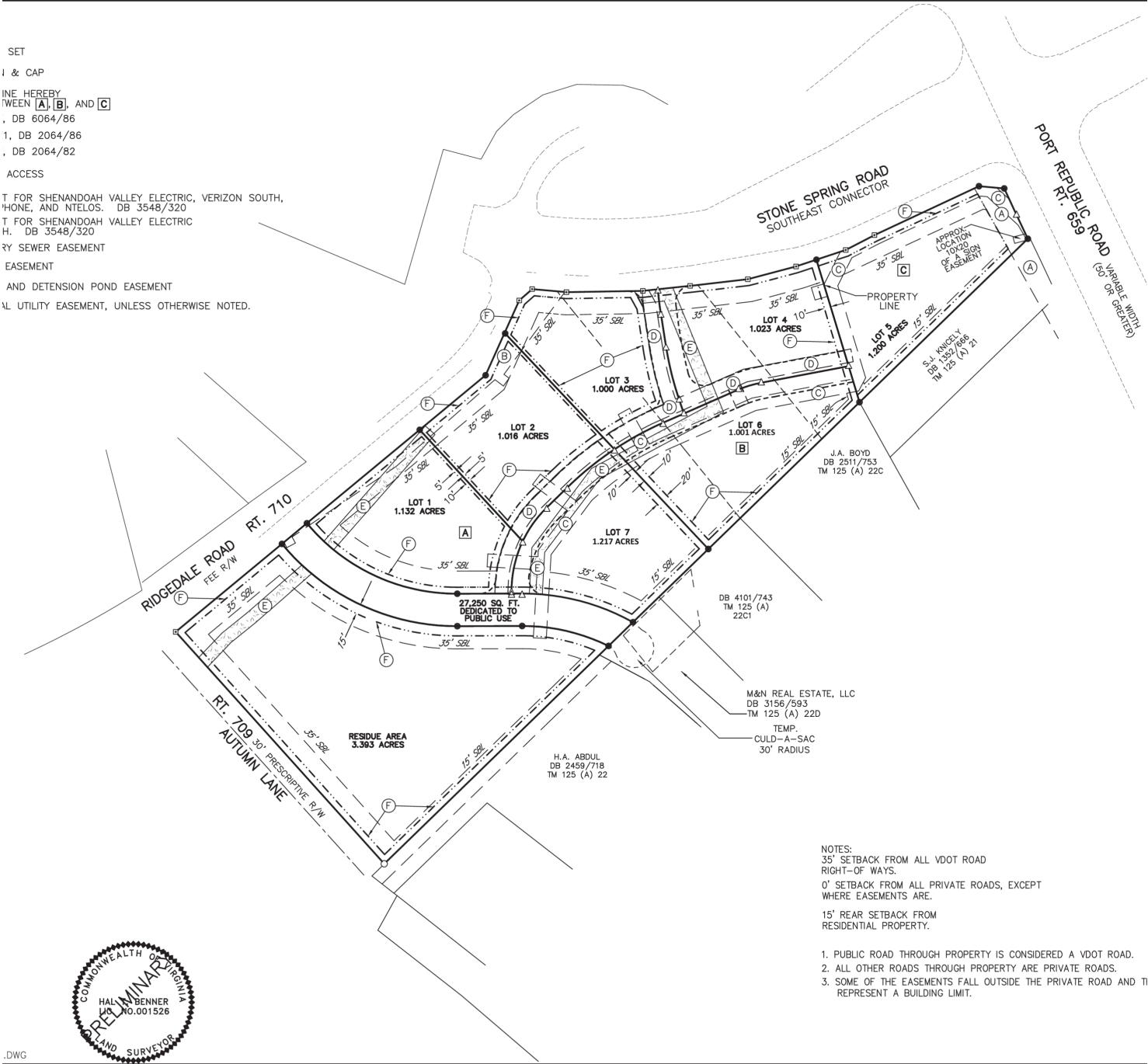
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

PLAT

SET
I & 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.

.DWG

For More Information:

Keith May
540.820.7008
keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

Retailer Map



For More Information:

Keith May

540.820.7008

keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.