

COFFMAN'S CORNER | 1 ACRE LOT

3545 Naomi's Way , Harrisonburg, VA 22801

Located in Harrisonburg's Fastest Growing Area



OFFERING SUMMARY

Address: 3545 Naomi's Way
Harrisonburg, VA 22801

Available Lot Sizes: 1 acre
Lot 6

Location: Rockingham County
No BPOL tax

Access: Stone Spring Road
Ridgedale Road

Primary Road: Stone Spring Road
31,100 AADT +/-

Zoning: B1C

Delivery: Pad Site

MLS#: 661083



PROPERTY OVERVIEW

1 acre lot perfect for your next office or medical use location. Located on the corner of Port Rd and Stone Spring Rd/Southeast Connector Rd. 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 across from Sentara RMH, Minutes from JMU, and 8,000+ Student Beds. Located in Rockingham County with no BPOL tax.

For More Information:

Keith May
540.820.7008
keith.may@cottonwood.com

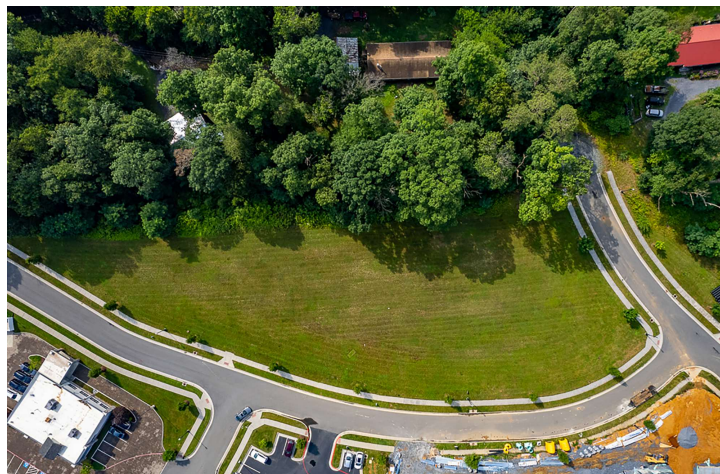
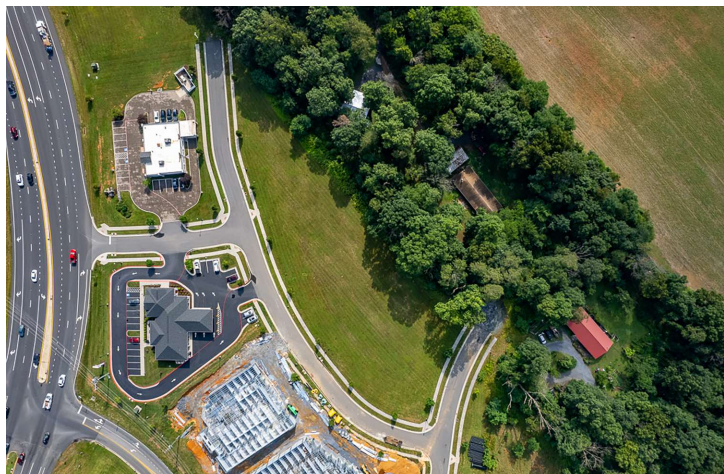
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.

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Additional Photos



For More Information:

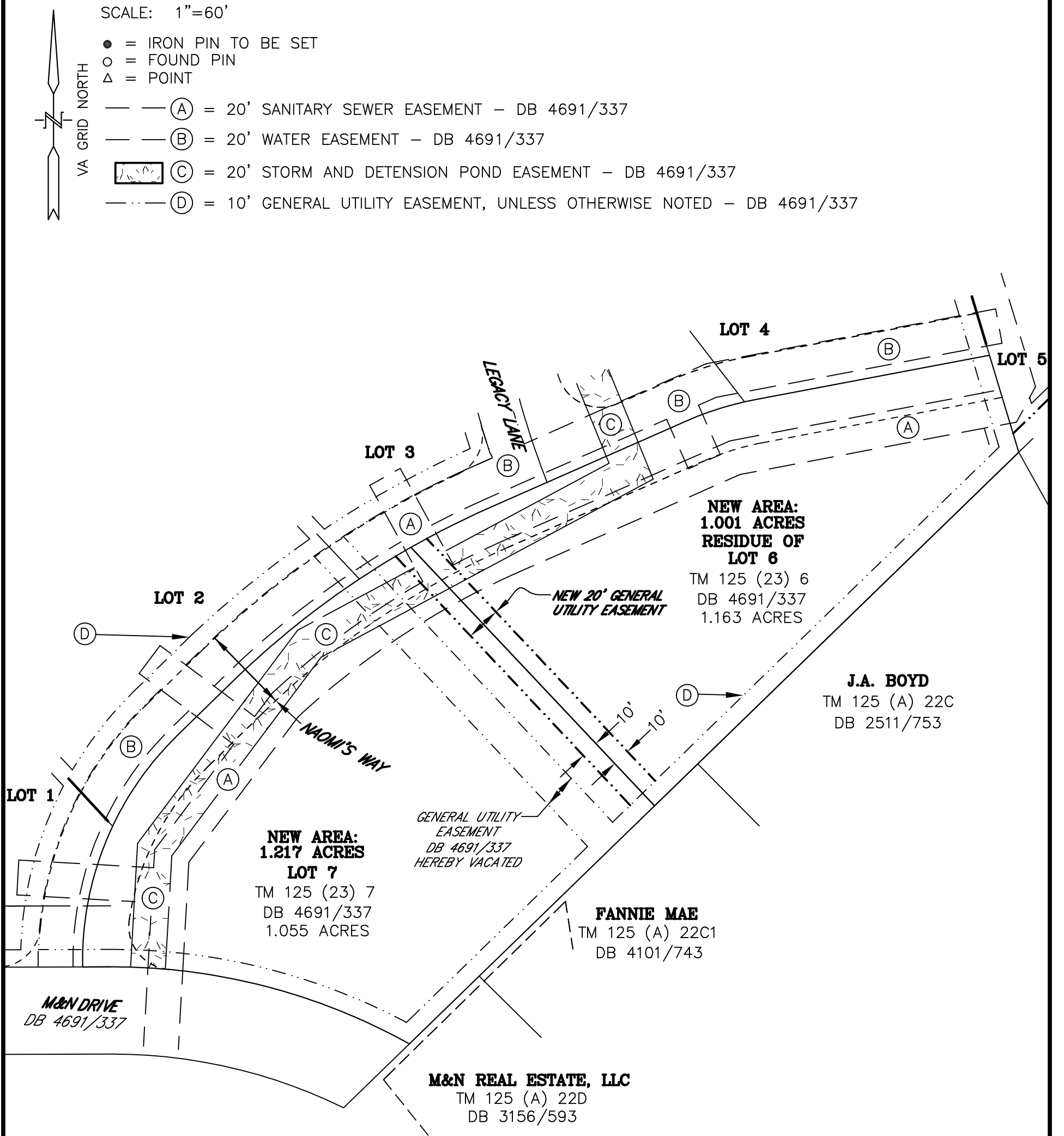
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SCALE: 1"=100'

- = IRON PIN TO BE SET
- = FOUND PIN
- ▣ = FOUND VDOT PIN & CAP
- △ = POINT

--- = PROPERTY LINE HEREBY
VACATED BETWEEN [A], [B], AND [C]

[A] = TM 125 (A) 20F, DB 6064/86

[B] = TM 125 (A) 20E1, DB 2064/86

[C] = TM 125 (A) 20E, DB 2064/82

----- = PRIVATE 50' ACCESS
EASEMENT

(A) = UTILITY EASEMENT FOR SHENANDOAH VALLEY ELECTRIC, VERIZON SOUTH,
SHENANDOAH TELEPHONE, AND NTELOS. DB 3548/320

(B) = UTILITY EASEMENT FOR SHENANDOAH VALLEY ELECTRIC
AND VERIZON SOUTH. DB 3548/320

--- (C) = NEW 20' SANITARY SEWER EASEMENT

--- (D) = NEW 20' WATER EASEMENT

--- (E) = NEW 20' STORM AND DETENSION POND EASEMENT

--- (F) = NEW 10' GENERAL UTILITY EASEMENT, UNLESS OTHERWISE NOTED.

RIDGEDALE ROAD RT. 710
FEE R/W

RT. 709
AUTUMN LANE
30' PRESCRIPTIVE R/W

RESIDUE AREA
3.393 ACRES

LOT 2
1.016 ACRES

SOLD

LOT 1
1.132 ACRES

SOLD

LOT 3
1.000 ACRES

SOLD

LOT 7
1.217 ACRES

SOLD

LOT 6
1.001 ACRES

**SUBJECT
PARCEL**

LOT 4
1.023 ACRES

SOLD

LOT 5
1.200 ACRES

SOLD

J.A. BOYD
DB 2511/753
TM 125 (A) 22C

DB 4101/743
TM 125 (A)
22C1

M&N REAL ESTATE, LLC
DB 3156/593
TM 125 (A) 22D

TEMP.
CULD-A-SAC
30' RADIUS

H.A. ABDUL
DB 2459/718
TM 125 (A) 22

STONE SPRING ROAD
SOUTHEAST CONNECTOR

PORT REPUBLIC ROAD
RT. 659
VARIABLE WIDTH
(50' OR GREATER)

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 THEREFOR
REPRESENT A BUILDING LIMIT.

BENNER & ASSOC., INC.

8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 100913

DRAWING: 100913 SUBDIVISION.DWG



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Retailer Map



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