

Land For Lease

406 Campostella Road
Norfolk, VA

0.286 Acres Available

- Signalized intersection
- Easy access to I-264
- AM side of a road



Accelerating success.

150 W Main Street, St 1100
Norfolk, VA 23510
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Property Information

Property Description:

- Going to work side of the road to downtown Norfolk (approximately 2.4 miles away), near Norfolk State University
- Located in front of the Retreat at Harbor Pointe Apartments, an apartment complex with 246 apartments built in 2021

Land Size: 0.286 Acres

Surrounding Retailers: Lumber Liquidators, Cabinets to Go, Surplus Flooring, AAAA Self Storage, Hardees, Citgo

Traffic Counts:

- 34,000 ADT - Campostella Road
- 16,000 ADT - E. Indian River Road



Demographic Facts	1 Mile	3 Miles	5 Miles
Population	10,567	113,283	273,806
Total Employees	10,989	176,514	376,050

Test Fit



THE RETREAT COMMERCIAL CONCEPT

CONCEPT LAYOUT - SEPTEMBER 9, 2025

SCALE 1"=10'



Survey

DESCRIBED LAND,
POSTELLA, LLC", LOCATED IN
IN ACCORDANCE WITH THE
AND TRUSTEES, IF ANY.

300 CAMPOSTELLA, LLC

BY: Wayne R. Crosby DATE: July 25, 2018
NAME: Wayne R. Crosby
TITLE: Manager

CONSENTED TO: TRUSTEE, FOR TOWNEBANK

BY: Andrew Nathan Lock DATE: July 25, 2018
NAME: Andrew Nathan Lock
TITLE: Trustee

CONSENTED TO: TRUSTEE, FOR UNION BANK & TRUST

BY: Andrew Hodge DATE: 7/12/18, 2018
NAME: Andrew Hodge
TITLE: Senior Vice President

STATE OF VIRGINIA,
CITY OF Norfolk, TO WIT:

I, Cheryl M. Lathay, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE
AFORESAID, DO HEREBY CERTIFY THAT Wayne R. Crosby
Manager of 300 Campostella, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING,
BEARING DATE ON THE 25 DAY OF July, 2018 HAS ACKNOWLEDGED
THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2nd DAY OF August, 2018.



Cheryl M. Lathay
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/30/18
REGISTRATION NUMBER 7055437

STATE OF VIRGINIA,
CITY OF Suffolk, TO WIT:

I, Karen R. Mincey, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE
AFORESAID, DO HEREBY CERTIFY THAT Andrew Nathan Lock
Trustee of 300 Campostella, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING,
BEARING DATE ON THE 25 DAY OF July, 2018 HAS ACKNOWLEDGED
THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 25 DAY OF July, 2018.



Karen R. Mincey
NOTARY PUBLIC
MY COMMISSION EXPIRES 3.31.22
REGISTRATION NUMBER 207209

THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION AS IT APPEARS ON THIS PLAT,
CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF
LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DO
NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREETS OR OTHER
LINES SHOWN ON THIS PLAT.

Robert Ward DATE: 8/9/18, 2018
DEPARTMENT OF PLANNING COMMUNITY DEVELOPMENT, NORFOLK, VIRGINIA

Robert Ward DATE: 8/10/18, 2018
DEPARTMENT OF PUBLIC WORKS, NORFOLK, VIRGINIA

Robert Ward DATE: 8/6/18, 2018
DEPARTMENT OF UTILITIES, NORFOLK, VIRGINIA

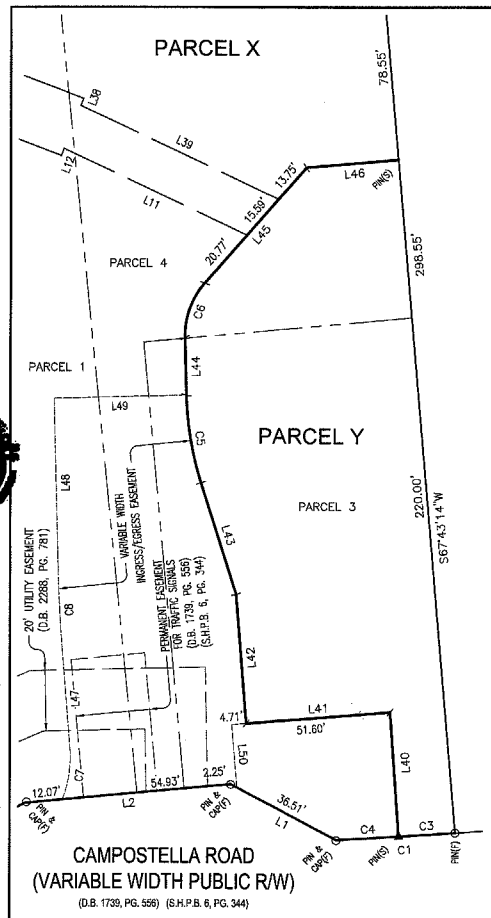
STATE OF VIRGINIA
CITY OF Virginia Beach, TO WIT:

I, Brandon Melick, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE
AFORESAID, DO HEREBY CERTIFY THAT Andrew Hodge
Manager of 300 Campostella, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING,
BEARING DATE ON THE 12 DAY OF July, 2018 HAS ACKNOWLEDGED
THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 12 DAY OF July, 2018.



Brandon Melick
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/20
REGISTRATION NUMBER 7660337

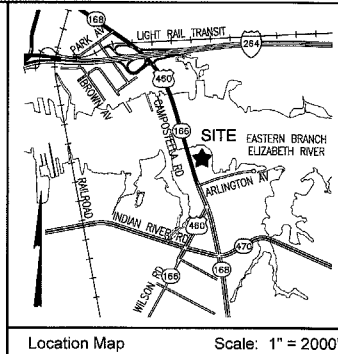


GENERAL NOTES:

1. AREA SUMMARY

	SQ. FT.	ACRE
PARCEL X	740,627	17.003
PARCEL Y	12,463	0.286
TOTAL	753,090	17.289
2. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON NAD 1983, SOUTH ZONE, 1993 HARN.
3. ALL INTERIOR LOT LINES FOR PARCELS 1 THROUGH 4 SHOWN HEREON ARE HEREBY VACATED.
4. SHORELINE IS A DYNAMIC BOUNDARY AND WILL CHANGE WITH TIME.
5. NO ENCROACHMENT/DEVELOPMENT WILL BE ALLOWED WITHIN 50' CBPA BUFFER.

GENERAL NOTES CONTINUED ON SHEET 2.



VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK,
VIRGINIA, ON THE 13 DAY OF August, 2018, AT 9:00AM, THIS
PLAT WAS THIS DAY RECEIVED AND UPON CERTIFICATE OF ACKNOWLEDGEMENT,
THERETO ANNEXED, ADMITTED TO RECORD IN MAP BOOK 17 AT PAGE 123.

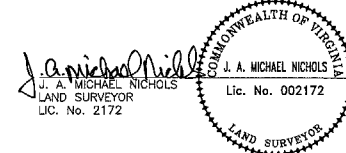
TESTE: George R. Schaefer, Clerk CLERK

TITLE SOURCE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED
TO 300 CAMPOSTELLA, LLC FROM ABEC HOLDING, L.L.C. BY DEED DATED
DECEMBER 18, 2008 AND RECORDED IN INSTRUMENT 080034016 IN THE CLERK'S
OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA.

SURVEYORS NOTE

I, J. A. MICHAEL NICHOLS, A LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT
WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND
THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED
BY DEED DESCRIBED BELOW, AND THAT CONCRETE STEEL PINS AS SPECIFIED BY
THE SUBDIVISION REGULATIONS OF THE CITY OF NORFOLK, VIRGINIA ARE ACTUALLY
IN PLACE AT POINTS MARKED THUS, "▲" AND "△", AND THAT THEIR LOCATIONS
ARE CORRECTLY SHOWN.



DATE: 6/27, 2018

RESUBDIVISION PLAT OF THE PROPERTY OF 300 CAMPOSTELLA, LLC

NORFOLK, VIRGINIA			
Date	Scale	0 25 50 75	
04/20/18	1"=25'		
		AMERICAN Engineering American Engineering Associates - Southeast, P.A. Inc. 448 Viking Drive, Suite 17 Virginia Beach, VA 23462 757-468-6800 FIRM# 04-05001934	
Project	Drawn By	Checked By	Drawing Path/Name, Layout
13012	DMV	JAMN	M:\13\012\Survey\13012 Resub Plat.dwg, 001

SHEET 1 OF 2

18039 Check # 557363

PL 117

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