

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

Survey

SCRIBED LAND, POSTELLA, LLC, LOCATED 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 Hodges DATE: 7/12/18, 2018
 NAME: Andrew Hodges
 TITLE: Senior Vice President

STATE OF VIRGINIA, CITY OF Norfolk, TO WIT:
 I, Cheryl M. Lathay NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Wayne R. Crosby, Trustee 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 7/31/20
 REGISTRATION NUMBER 7055437

STATE OF VIRGINIA, CITY OF Suffolk, TO WIT:
 I, Karen R. Mincey NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Andrew Nathan Lock, Trustee 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

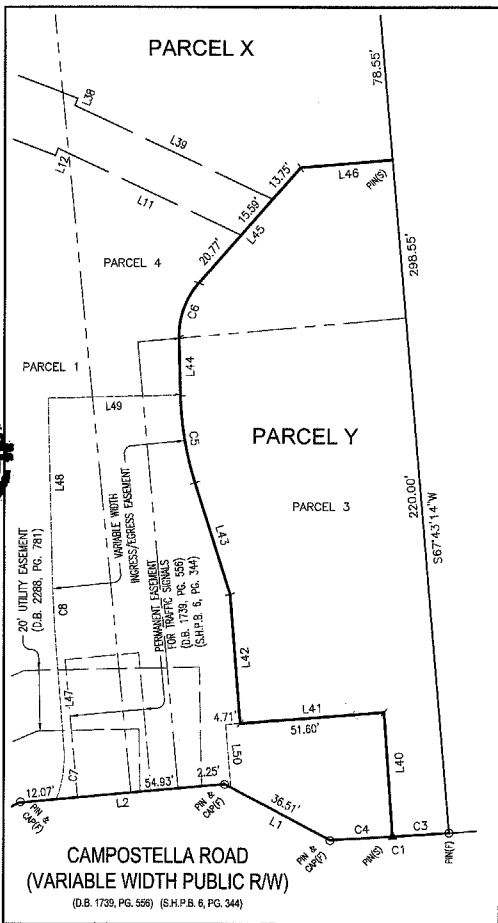
THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION AS IT APPEARS ON THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREETS OR OTHER LINES SHOWN ON THIS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

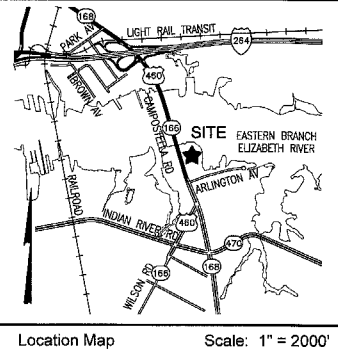


Brandon Melick
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 01/31/20
 REGISTRATION NUMBER 7660337



- GENERAL NOTES:
- AREA SUMMARY

	SQ. FT.	ACRE
PARCEL X	740,627	17.003
PARCEL Y	12,463	0.286
TOTAL	753,090	17.289
 - THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON NAD 1983, SOUTH ZONE, 1993 HARN.
 - ALL INTERIOR LOT LINES FOR PARCELS 1 THROUGH 4 SHOWN HEREON ARE HEREBY VACATED.
 - SHORELINE IS A DYNAMIC BOUNDARY AND WILL CHANGE WITH TIME.
 - 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 11:00AM 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 E. Schaefer, Clerk CLERK

TITLE SOURCE
 THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO 300 CAMPOSTELLA, LLC FROM ABCO 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.

J. A. Michael Nichols
 J. A. MICHAEL NICHOLS
 LAND SURVEYOR
 Lic. No. 002172
 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

Project: 13012 Drawn By: DMV Checked By: JAMN Drawing Path: \\Norme_Layout
 M:\13\012\Survey\13012 Resub Plat.dwg, COI



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