

Colliers

Walmart
Neighborhood Market



For Sale

Advance
Auto Parts
The Best Part Is Our People

E Little Creek Road - 21,000 APT

For Sale

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1600 E. Little Creek Road | Norfolk, Virginia

Aldi Outparcel | .50 Acres of Land for Sale

Property Description:

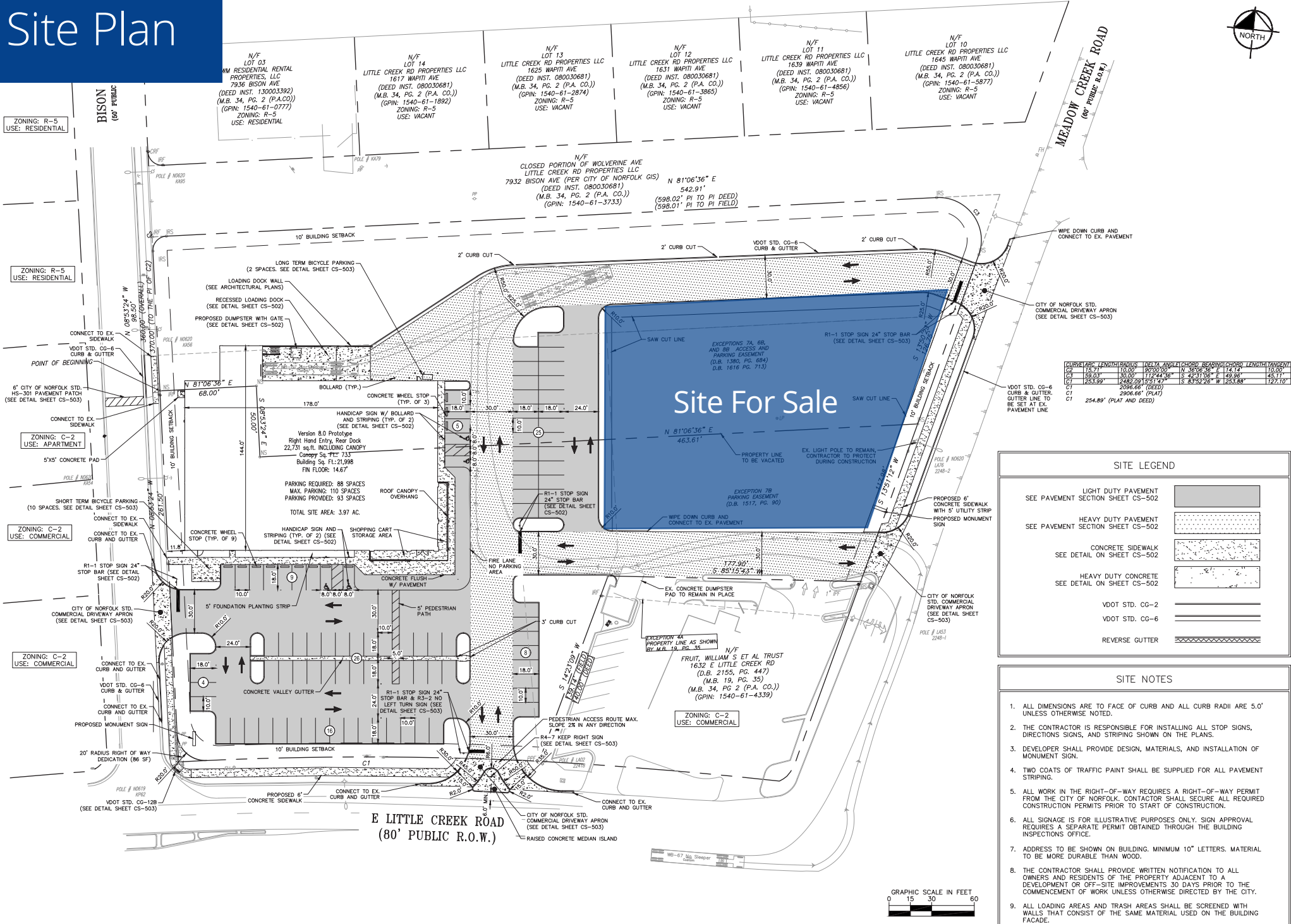
- Traffic Counts: 21,000 ADT Little Creek Road
- Signalized access to Little Creek Road
- Access through Aldi site
- Zoned C-C
- ALDI opening Late 2022
- **For Sale: \$500,000**

Demographic Facts

	1 Mile	3 Miles	5 Miles
Population	15,636	97,307	217,804
Average HH Income	\$75,968	\$77,110	\$79,023
Daytime Population	13,181	87,201	223,453

Accelerating success.

Site Plan

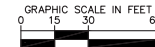


SITE LEGEND

LIGHT DUTY PAVEMENT SEE PAVEMENT SECTION SHEET CS-502	
HEAVY DUTY PAVEMENT SEE PAVEMENT SECTION SHEET CS-502	
CONCRETE SIDEWALK SEE DETAIL ON SHEET CS-502	
HEAVY DUTY CONCRETE SEE DETAIL ON SHEET CS-502	
VDOT STD. CG-2	
VDOT STD. CG-6	
REVERSE GUTTER	

SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB AND ALL CURB RADII ARE 5.0' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONS SIGNS, AND STRIPING SHOWN ON THE PLANS.
- DEVELOPER SHALL PROVIDE DESIGN, MATERIALS, AND INSTALLATION OF MONUMENT SIGN.
- TWO COATS OF TRAFFIC PAINT SHALL BE SUPPLIED FOR ALL PAVEMENT STRIPING.
- ALL WORK IN THE RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT FROM THE CITY OF NORFOLK. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY. SIGN APPROVAL REQUIRES A SEPARATE PERMIT OBTAINED THROUGH THE BUILDING INSPECTIONS OFFICE.
- ADDRESS TO BE SHOWN ON BUILDING. MINIMUM 10" LETTERS. MATERIAL TO BE MORE DURABLE THAN WOOD.
- THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF THE PROPERTY ADJACENT TO A DEVELOPMENT OR OFF-SITE IMPROVEMENTS 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK UNLESS OTHERWISE DIRECTED BY THE CITY.
- ALL LOADING AREAS AND TRASH AREAS SHALL BE SCREENED WITH WALLS THAT CONSIST OF THE SAME MATERIAL USED ON THE BUILDING FACADE.



Site Plan

The site plan illustrates a proposed development along E Little Creek Road, which has an 80-foot public right-of-way. The main building, labeled "Version 7.0 Exterior Redesign (ER) Prototype," features a right-hand entry and rear dock, totaling 20,487 square feet including the canopy. The canopy area is 1,278 square feet, and the building footprint is 19,209 square feet, with a finished floor elevation of 14.67'. Parking requirements are specified as 77 spaces required, 96 maximum, and 90 provided.

A large rectangular structure, measuring 80.0 feet by 50.0 feet, contains 4,000 square feet of space and is designated for 38 parking spaces. The plan also shows various utility lines including water (W), gas (GAS), sewer (S), and stormwater management (SSMH). Other features include a traffic box, communications pedestals, and several poles (e.g., POLE # N0620 LA76 2248-2, POLE # LA53 2248-1, POLE # N0619 KPG2).

Key dimensions and setbacks are noted, such as a TBM of 13.30' and a 10' clay setback. The plan includes detailed annotations for utilities like 18" HRSD PVC FM, 6" GAS CBL, and 12" CAST IRON. A legend on the left defines SSMH dimensions: 12.90' (ESSIBLE COVER BROKEN), 12.84' (KASA), 13.66' (SSMH), 5.81' (STUB), 4' (STUB), 9' (STUB), and 7' (STUB). It also mentions a CONTROL DISK and a 12.87' dimension.

The site is bounded by E Little Creek Road to the south, which is 80 feet wide. Various easements and exceptions are noted, including a VAPCO EASEMENT (D.B. 1043, P.A. 29) and EXCEPTIONS 6A AND 5B. The plan also shows a WATER MAINT. area and a CLAY POLE.

[illegible][illegible]

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A large rectangular structure, measuring 80.0 feet by 50.0 feet, contains 4,000 square feet of space and is situated adjacent to a parking area with 38 parking spaces. The plan also shows various utility lines, including gas, water, and sewer, as well as communication poles and pedestals. A traffic box is located near the bottom right corner. The site is bordered by E Little Creek Road to the south and other properties to the north and east. Specific notes include "EXCEPTIONS 6A AND 5B WPCO EASEMENT (D.B. 1043, P.A. 29)" and "TRAFFIC BOX".

Version 7.0 Exterior Redesign (ER) Prototype
Right Hand Entry, Rear Dock
20,487 sq.ft. INCLUDING CANOPY
Canopy Sq. Ft.: 1,278
Building Sq. Ft.: 19,209
FIN FLOOR: 14.67'

PARKING REQUIRED: 77 SPACES
MAX. PARKING: 96 SPACES
PARKING PROVIDED: 90 SPACES

38 PARKING SPACES

4,000 SF

E LITTLE CREEK ROAD
(80' PUBLIC R.O.W.)

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A large rectangular structure, measuring 80.0 feet by 50.0 feet, contains 4,000 square feet of space and is situated adjacent to a parking area with 38 designated parking spaces. The plan also shows various utility lines, including gas, water, and sewer, as well as communication poles and pedestals. A traffic box is located near the bottom right corner of the site. The surrounding area includes existing infrastructure like SSMH (Sanitary Sewer Mainline Hydraulic) and CBL (Combined Sewer Line).

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Submarket View



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