



Colliers

For Sale

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## 929 First Colonial Road | Virginia Beach, Virginia

### Aldi Outparcel | .44 Acres of Land for Sale

This property is located in the Hilltop submarket in front of the new Aldi on First Colonial Road. The property enjoys superior visibility and is located within close proximity to an abundance of retail and very desirable residential neighborhoods.

- Surrounding Anchor Retail include Whole Foods, Bank of America, Total Wine & Michael's
- Parcel zoning must be amended to allow for outparcel building
- Signalized access on First Colonial Road & shared parking capability
- Traffic Counts: 36,000 AADT on First Colonial Road
- **For Sale: \$550,000**

Accelerating success.

# Site Plan

(M.B. 156, P.G. 4)  
ZONING: O-2

LINES FROM:  
2, PG. 1579  
2, PG. 17  
12, PG. 59



SITE AREA  
0.44 AC.

RETAIL  
W/ DRIVE-THRU  
2,400 SF  
  
PARKING  
REQUIRED:  
10 SPACES  
PARKING  
PROVIDED:  
106 SPACES  
(TOTAL)

35' BUILDING SETBACK

10' LANDSCAPE BUFFER



FIRST COLONIAL ROAD  
(90' R.O.W.)  
(M.B. 137, PG. 35)

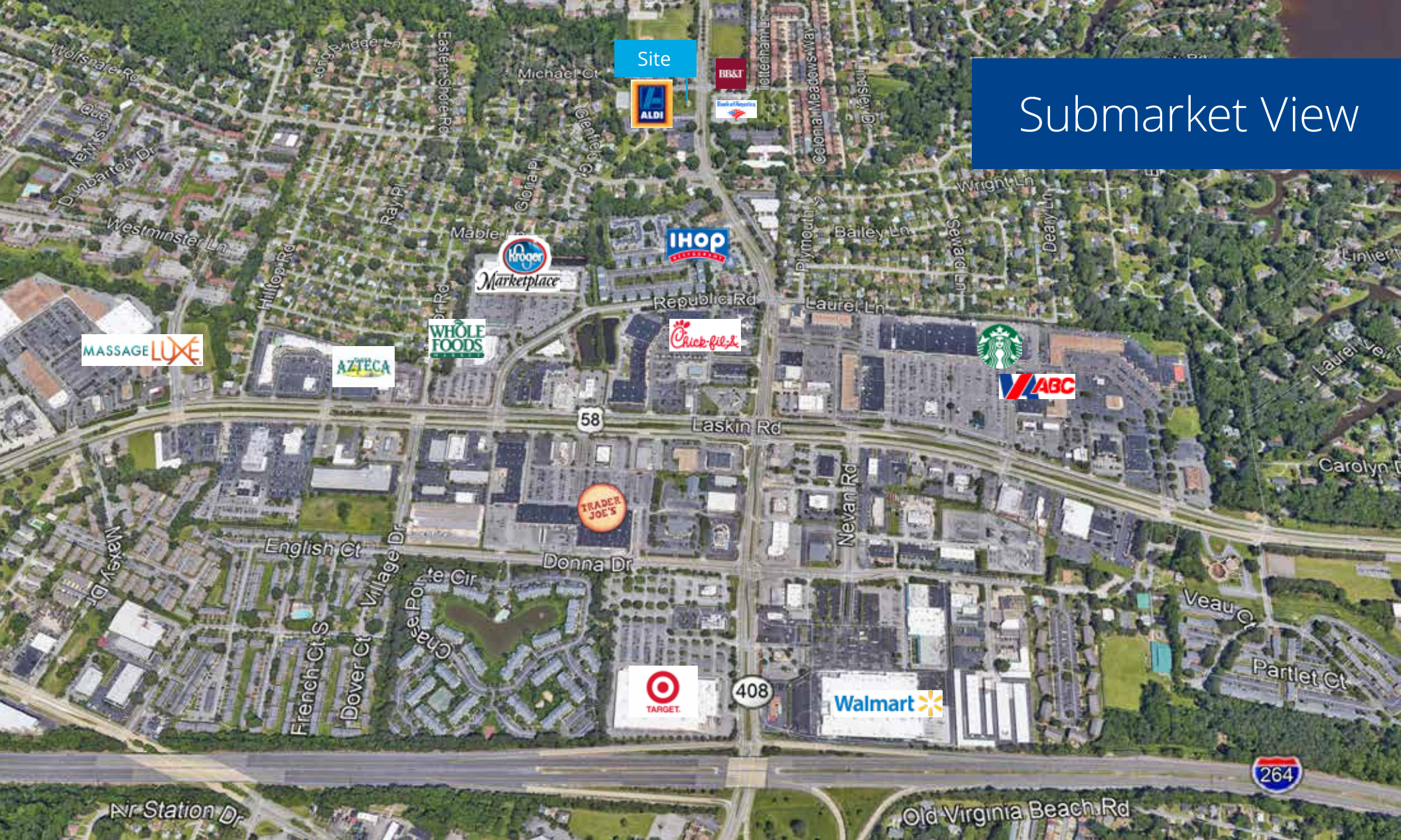
N/F  
GPIN 24086046930000  
(M.B. 123, PG. 31)  
(D.B. 3549, PG. 579)  
ZONING: O-2

N/F  
GPIN 24086067500  
(D.B. 3549, PG. 579)  
ZONING: O-2

N/F  
GPIN 24086077640000  
(D.B. 3549, PG. 579)  
ZONING: O-2



# Submarket View



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