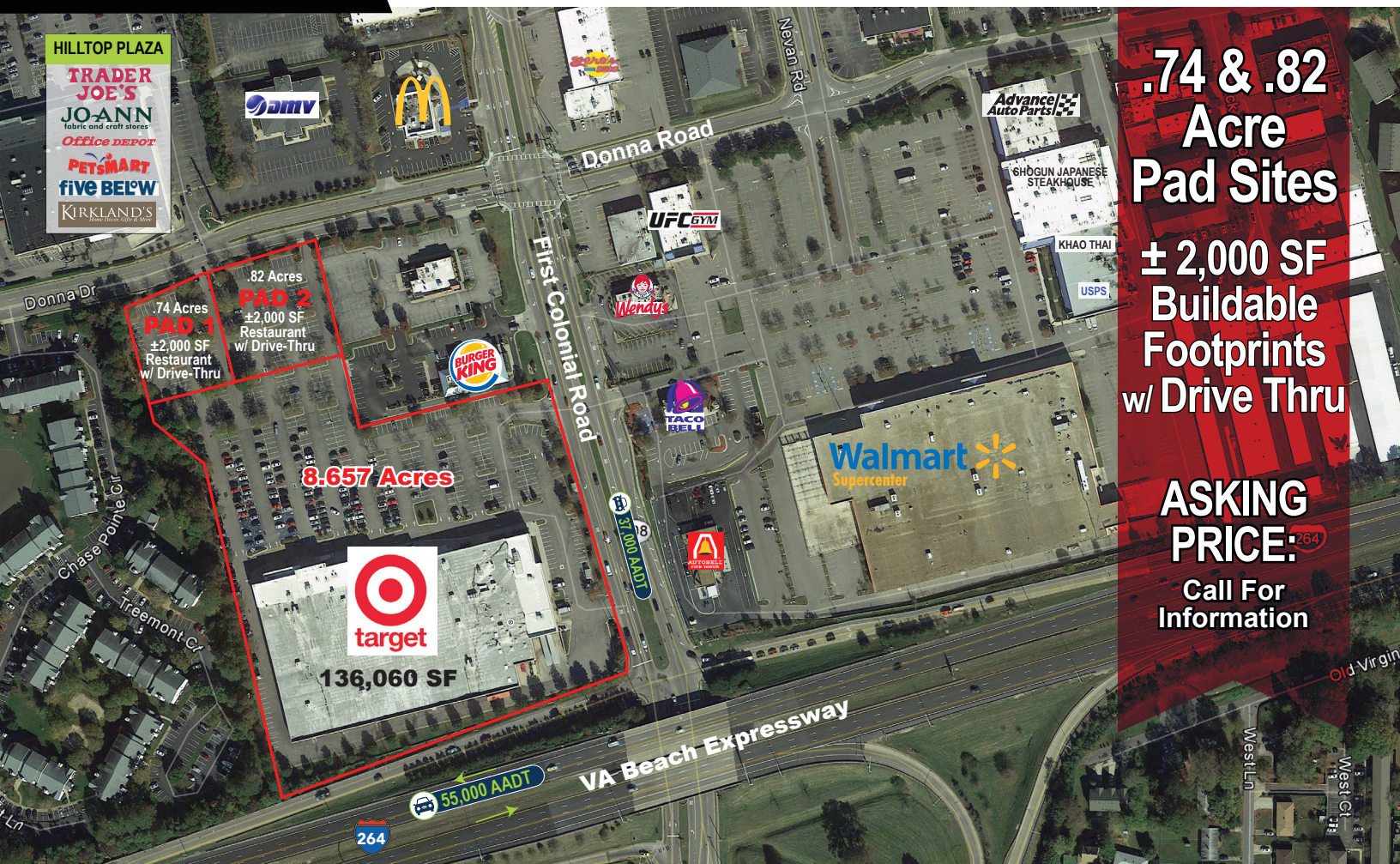




ANCHORED PAD SITE IN OUTSTANDING TRADE AREA

525 First Colonial Rd | Virginia Beach, VA 23451



**.74 & .82
Acre
Pad Sites**
**± 2,000 SF
Buildable
Footprints
w/ Drive Thru**

**ASKING
PRICE:**
Call For
Information

HIGHLIGHTS:

- Located in the Northeast corner of **target** 's outlot along the entrance from Donna Drive, in the desirable Hilltop area of Virginia Beach
- Highly visible outparcel to a successful 136,060 SF **target** store
- Surrounding retailers include: **Walmart**, **McDonald's**, **Wendy's**, **Advance Auto Parts**, **Burger King**, **five BELO**, **Kirkland's**, **TRADER JOE'S**, **Office DEPOT**, **PETSMART**
- Outstanding demographics, the best in Hampton Roads!
- Ideal for Sit-Down Restaurants, Financial Institutions, QSRs or Multi-Tenant Retail
- "As-Is, Where-Is" Condition
- Subject to Standard Target Deed Restrictions



2019 TRAFFIC COUNTS

I-264 E: 38,000 AADT
I-264 W: 43,135 AADT
First Colonial Rd: 43,135 AADT



DEMOGRAPHICS*

	2-mile	3-miles	5-miles
Population	36,218	62,829	136,738
Households	16,845	28,585	57,968
Med HH Income	\$64,066	\$76,076	\$79,931
Med Housing Value	6,617	13,361	31,881

*Demographics are 2019 Estimates © 2019 SITES USA, INC.

Interested in more information? Contact:

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ANDREW S. TKACH | atkach@nextrealtymidatlantic.com | 703.442.8843

MARKET AERIAL





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POTENTIAL SITE PLAN LAYOUT



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