



For Sale or Lease

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Former Rite Aid

3701 Kecoughtan Road | Hampton, Virginia 23669

- 10,908 sf
- Freestanding former drug store building with drive-thru
- Located in the Wythe submarket of Hampton, VA
- Located near Kecoughtan Shopping Center, anchored by Food Lion

Property Summary

Property Overview:

The subject property is located in the Wythe submarket of Hampton, VA. The site is surrounded by dense residential communities, including some very nice neighborhoods along Chesapeake Avenue. The property is also just down the street from Kecoughtan Shopping Center, which is anchored by Food Lion and other food uses. The site is located on a signalized hard corner and is extremely visible.

Property Address:

3701 Kecoughtan Road, Hampton, Virginia 23669

Building Size:

10,908 sf

Lot Size:

1.54 acres

Year Built:

2000

Zoning:

C-1

Signage:

Building sign & monument signage

Asking Price:

\$18.00 PSF

Sale Price:

\$2,900,000

Real Estate Taxes:

\$32,635 annually

Traffic Counts:

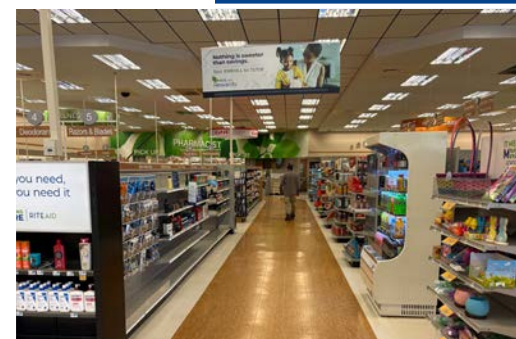
6,200 ADT (Kecoughtan Road)
5,000 ADT (Lasalle Avenue)

Loading:

Grade-level roll up loading door

Access:

Located on signalized hard corner

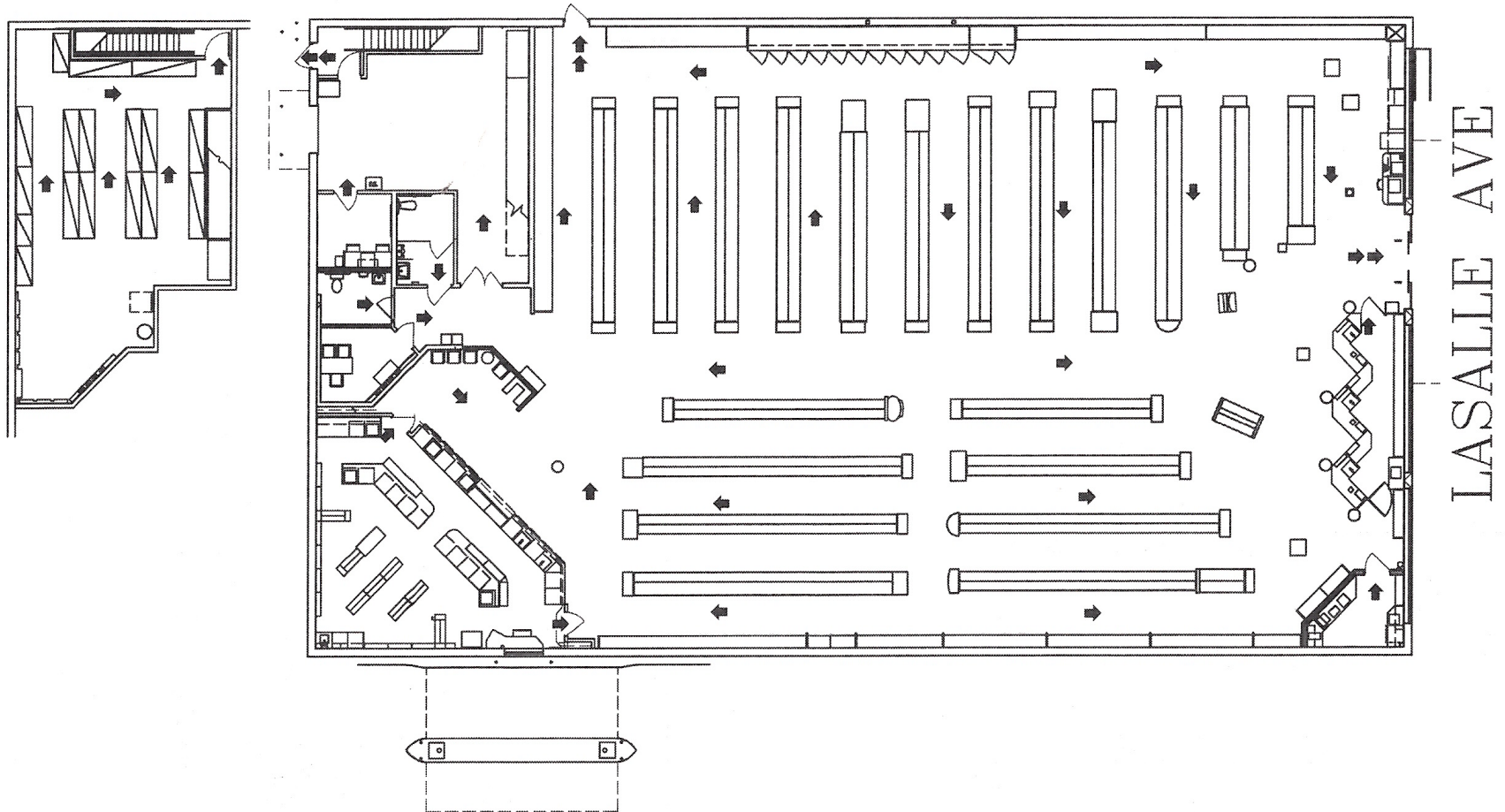


Demographics	1 Mile	3 Miles	5 Miles
Population	9,445	55,901	149,944
Average HH Income	\$92,246	\$80,825	\$80,312
Daytime Population	8,046	61,321	184,105

Floor Plan

KECOUGHTAN RD

FI



Survey

EXISTING	DESCRIPTION
—	WATER LINE
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
—	UNDERGROUND TELEPHONE
—	SANITARY SEWER
—	STORM SEWER
—	FORCE MAIN
—	RAILROAD TRACK
—	FENCE
—	BUILDING
—	CONCRETE
—	BITUMINOUS CONCRETE
—	SWALE
—	TOP OF BANK
—	TREE (IN)
—	PEDESTAL
—	VALVE
—	LIGHT POLE
—	POWER POLE
—	SOB
—	MANHOLE
—	DROP INLET
—	CURB INLET
—	FIRE HYDRANT
—	WATER METER
—	SANITARY CLEANOUT
—	GLY WIRE
—	POST

METES AND BOUNDS DESCRIPTION FOR PARCEL 1 (PARCEL ONE TITLE)

BEGINNING AT A PIPE LOCATED AT THE POINT OF INTERSECTION OF THE NORTHERLY SIDE OF RECOGNITION ROAD AND THE EASTERLY SIDE OF LASALLE AVENUE, WHICH POINT MARKS THE SOUTHWEST CORNER OF THE PROPERTY, HEREIN SURVEYED AND FROM THE POINT OF BEGINNING THIS ESTABLISHED MEASURING THENCE ALONG THE EASTERLY SIDE OF LASALLE AVENUE N 00°30'00" W A DISTANCE OF 216.40' TO A PIPE, THENCE N 87°50'38" E A DISTANCE OF 99.00' TO A PIPE, THENCE N 00°47'37" W A DISTANCE OF 37.83' TO A PIPE, THENCE N 89°00'00" E A DISTANCE OF 30.00' TO A PIPE, THENCE N 00°34'00" W A DISTANCE OF 70.00' TO A PIPE, THENCE N 89°00'00" E A DISTANCE OF 120.19' TO A PIPE, THENCE S 02°41'00" E A DISTANCE OF 238.00' TO A PIPE ON THE NORTH SIDE OF RECOGNITION ROAD, THENCE ALONG RECOGNITION ROAD S 73°33'00" W A DISTANCE OF 221.30' TO A PIPE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.30' AN ARC LENGTH OF 26.41' A CHORD BEARING OF S 72°01'01" W AND A CHORD DISTANCE OF 76.38' TO THE POINT OF BEGINNING, PARCEL 1 CONTAINING 68,725 SF OR 1.578 ACRES.

METES AND BOUNDS DESCRIPTION FOR PARCEL 2 (PARCEL TWO TITLE)

BEGINNING AT A PIPE ON THE EASTERLY SIDE OF LASALLE AVENUE, WHICH SAID POINT IS N 00°30'00" W A DISTANCE OF 216.40' FROM THE INTERSECTION OF THE EASTERLY SIDE OF LASALLE AVENUE WITH THE NORTHERLY SIDE OF RECOGNITION ROAD, TO A PIPE, THE POINT OF BEGINNING, THENCE CONTINUING ALONG LASALLE AVENUE N 72°30'00" W A DISTANCE OF 40.00' TO A PIPE, THENCE DEPARTING LASALLE AVENUE N 89°00'00" E A DISTANCE OF 99.47' TO A PIPE, THENCE S 00°47'37" E A DISTANCE OF 37.83' TO A PIPE, THENCE S 87°50'38" W A DISTANCE OF 88.00' TO A PIPE, THE POINT OF BEGINNING, PARCEL 2 CONTAINING 3,861 SF OR 0.088 ACRES.

NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITTEE PROVIDED BY DIVISION TITLE INSURANCE COMPANY, ORDER NO. 2480-1146, EFFECTIVE DATE JULY 12, 2011 AT 5:00 AM.
- THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE X AS SHOWN ON FLOOD 1300, THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF HAMPTON, COMMUNITY NO. 515527, DATED AUGUST 16, 2011. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO DETERMINE THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY DEVELOPMENT DEPARTMENT. DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT MEAN THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
- NORTH MERIDIAN SHOWN HEREON IS BASED ON DEED BOOK 220, PAGE 168, (DB 220, PG 168).
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF METALLIC ENVIRONMENTAL HAZARDOUS CONSTITUENTS OR ANY UNDERGROUND STRUCTURES NOT CONSIDERED SURFICIAL IN THE COURSE OF THE SURVEY.
- LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON SURFACE INDICATIONS OF SUBTERFANIAN USE. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES. FOR FURTHER INFORMATION REGARDING THE LOCATION OF UNDERGROUND UTILITIES CONTACT MISS UTILITIES AT 1-800-352-7001.

NOTES CONT:

- PROPERTY IS ZONED C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) SETBACKS ARE AS FOLLOWS:
FRONT: NO FRONT YARD SHALL BE REQUIRED.
SIDE: NO SIDE YARD SHALL BE REQUIRED.
EXCEPT AS FOLLOWS:
A. WHERE A LOT IN A C-1 DISTRICT ADJACENT A LOT IN ANY RESIDENTIAL DISTRICT, AT THAT LINE A SIDE YARD OF TEN PERCENT (10%) OF THE LOT'S WIDTH SHALL BE PROVIDED, BUT IN NO CASE LESS THAN TEN (10) FEET IN WIDTH.
B. THE SIDE YARD ALONG THE SIDE STREET OF A CORNER LOT IN A C-1 DISTRICT SHALL BE NOT LESS THAN FIFTEEN (15) FEET IN WIDTH.
C. WHERE DWELLING ACCOMMODATIONS ARE HEREAFTER PROVIDED IN CONJUNCTION WITH ANY COMMERCIAL USE IN A C-1 DISTRICT AND IN WHICH ALL ROOMS DO NOT OPEN ONTO A FRONT OR REAR YARD, THERE SHALL BE PROVIDED SIDE YARDS OF NOT LESS THAN TEN (10) FEET IN WIDTH.
REAR: THERE SHALL BE A REAR YARD IN A C-1 DISTRICT HAVING A DEPTH OF NOT LESS THAN TEN PERCENT (10%) OF THE DEPTH OF THE LOT, BUT SUCH REAR YARD NEED NOT EXCEED THIRTY (30) FEET, AND SHALL HAVE A MINIMUM DEPTH OF TWENTY (20) FEET.
- HEIGHT REGULATIONS:
NO BUILDING IN A C-1 DISTRICT SHALL EXCEED TWO AND ONE-HALF (2 1/2) STORIES OR THIRTY FIVE (35) FEET IN HEIGHT.
- PARKING SPACES = 55 REGULAR SPACES.
3 HANDICAPPED SPACES.

NOTES CONT:

- THERE WAS NO CURRENT CONSTRUCTION PROCEEDING ON THIS SITE OR EVIDENCE OF THE SITE BEING USED AS A DUMP FOR MATERIALS.
- THE OWNER OF RECORD OF PARCELS 1 & 2 ARE BRINDELL ROBERTS GOTTLEB AND WALTER L. MESSMAN, CO-TRUSTEES OF THE GOTTLEB MARITAL TRUST, SOURCE OF TITLE INSTRUMENT #80019615 (DB 720, PG 99) AS PER THE CITY OF HAMPTON TAX ASSESSOR.

TO: SECURITY MUTUAL LIFE INSURANCE COMPANY OF NEW YORK AND ITS ASSIGNS, GOTTLEB HAMPTON DRUGSTORE, LLC AND CHICAGO TITLE INSURANCE COMPANY.

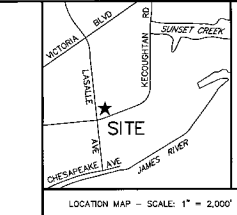
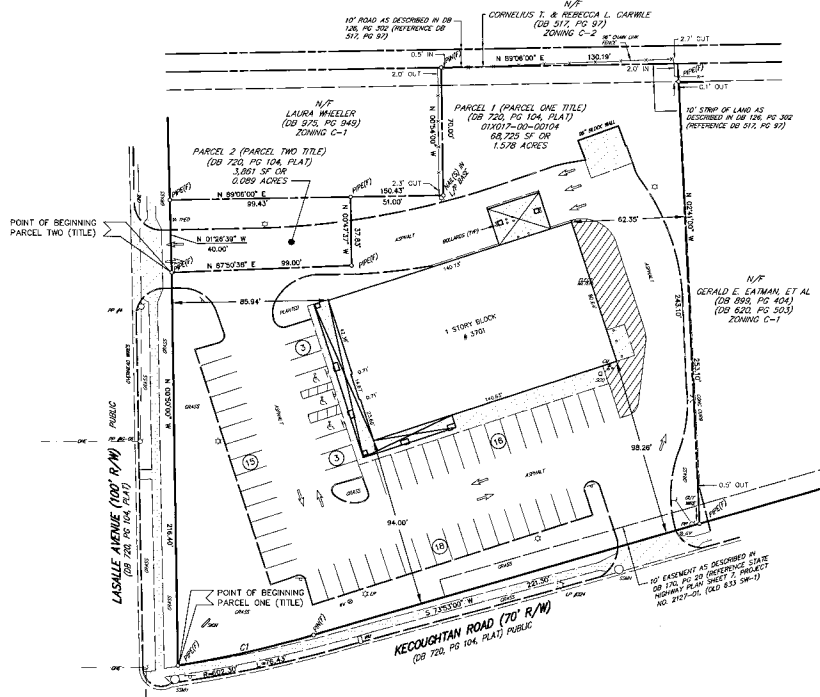
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 9, 10, 11a, 11b, 11c, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 6, 2011.

DATE OF PLAT OR MAP: DECEMBER 2, 2011

SIGNED: PRINTED: JEFFREY J. McREETHER



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD DELTA
C1	76.43	602.301	38.27	S77°31'07" W	76.38 1716'14"



SCHEDULE B - SECTION II EASEMENTS

SCHEDULE B OF THE POLICY OR POLICES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS, UNDER THE SAME AS APPLICABLE TO THE SATISFACTION OF THE COMPANY:

- DEFECTS, LEVIES, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS IF ANY, CREATED, POSSESSING OR APPEARING IN THE PUBLIC RECORDS ON ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT, IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.

GENERAL EXCEPTIONS:

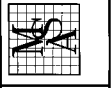
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, NOT PROBABLE.
 - ANY EASEMENT OR RIGHT TO A LEIN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED OR TO BE FURNISHED, AND NOT SHOWN BY THE PUBLIC RECORDS, NOT A SURVEY MATTER.
 - TADES OF SPECIAL EXCEPTIONS WHICH ARE NOT SHOWN AS EXISTING BY THE PUBLIC RECORDS, NOT A SURVEY MATTER.
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, NONE PROVIDED TO SURVEYOR.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
- NOTE: THE ABOVE ITEMS B THROUGH F WILL BE REMOVED UPON COMPLIANCE WITH AFFIDAVIT AND SURVEY REQUIREMENTS IN ITEM IS OF SECTION 1 ABOVE.

SPECIAL EXCEPTIONS:

- TADES AND FEES SUBSEQUENT TO THIS FOR THE SECOND HALF OF THE YEAR 2010/11, A LEIN NOT YET SOLE AND PAYABLE, AND IN ADDITION THEREON, FOR THE RECENT IMPROVEMENTS CONSTRUCTED ON THE PREMISES, IF ANY, NOT A SURVEY MATTER.
- RIGHTS OF PARTIES ENTITLED TO POSSESSION, AS TENANTS ONLY UNDER UNRECORDED LEASES, NOT A SURVEY MATTER.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 170 AT PAGE 200, AND AS SHOWN ON SHEET 1 AT PAGE 84, SHOWN ON SURVEY.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 126 AT PAGE 300, AND AS SHOWN ON PLAT ATTACHED THERETO, REFERENCED AND SHOWN ON SURVEY.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 720 AT PAGE 100, AND AS SHOWN ON PLAT ATTACHED THERETO, REFERENCED AND SHOWN ON SURVEY, NO EASEMENTS CALLED FOR ON SAID PLAT/DEED.



MSA, P.C.
Landscape Design
Surveying
Environmental Sciences



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DESIGNED	_____	DATE	12-22-2011
DRAWN	_____		
CHECKED	_____		
APPROVED	_____		

ALTA/ACSM LAND TITLE SURVEY OF PARCEL 1 & PARCEL 2 (DB. 720, PG 99) (DB 720, PG. 102)

VIRGINIA

HAMPTON

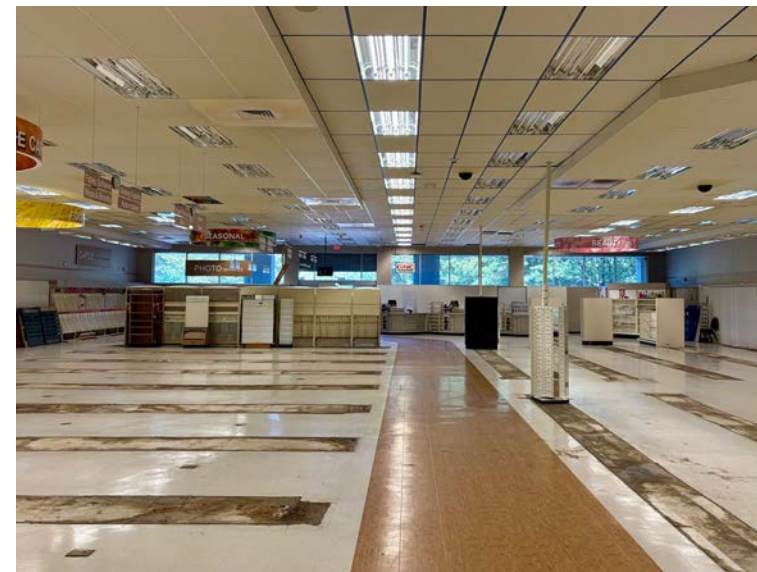
SHEET 1 of 1 Sheets

SCALE: 1" = 30'

PROJ. NO.: 99009C



Photo Gallery



Market Landscape



Aerial View



Site

Hunter B.
Andrews PK-8
School

John Abbutt
Apartments

Apartments of
Merrimac

Church Creek
Apartments

Kecoughtan Road

Lasalle Avenue





Site

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