



For Sale

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
- **For Sale: \$500,000**

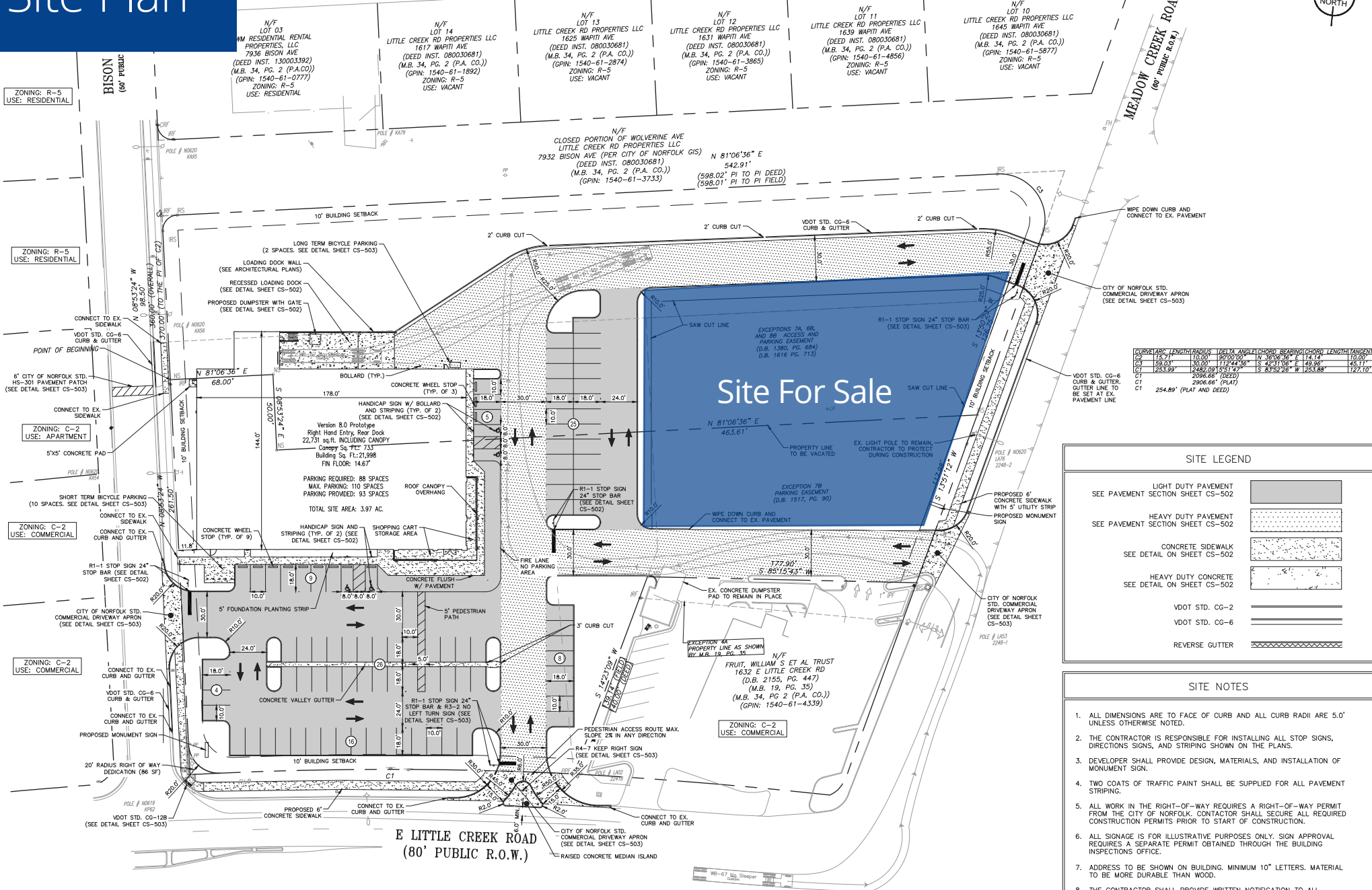
Demographic Facts	1 Mile	3 Miles	5 Miles
Population	15,636	97,307	217,804
Average HH Income	\$75,968	\$77,110	\$79,023
Daytime Population	13,181	87,201	223,453

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Site Plan

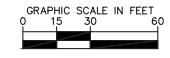


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C0	15.71'	10.00'	90.0000°	N 30°00'00" E 14.14'	10.00'	10.00'
C1	15.03'	30.00'	117.2436°	N 30°00'00" E 14.14'	45.11'	15.11'
C2	253.59'	2482.25'	151°12'3"	S 83°52'28" W 253.88'	172.10'	172.10'
C3					2906.66' (PLAT)	
C4					254.89' (PLAT AND DEED)	

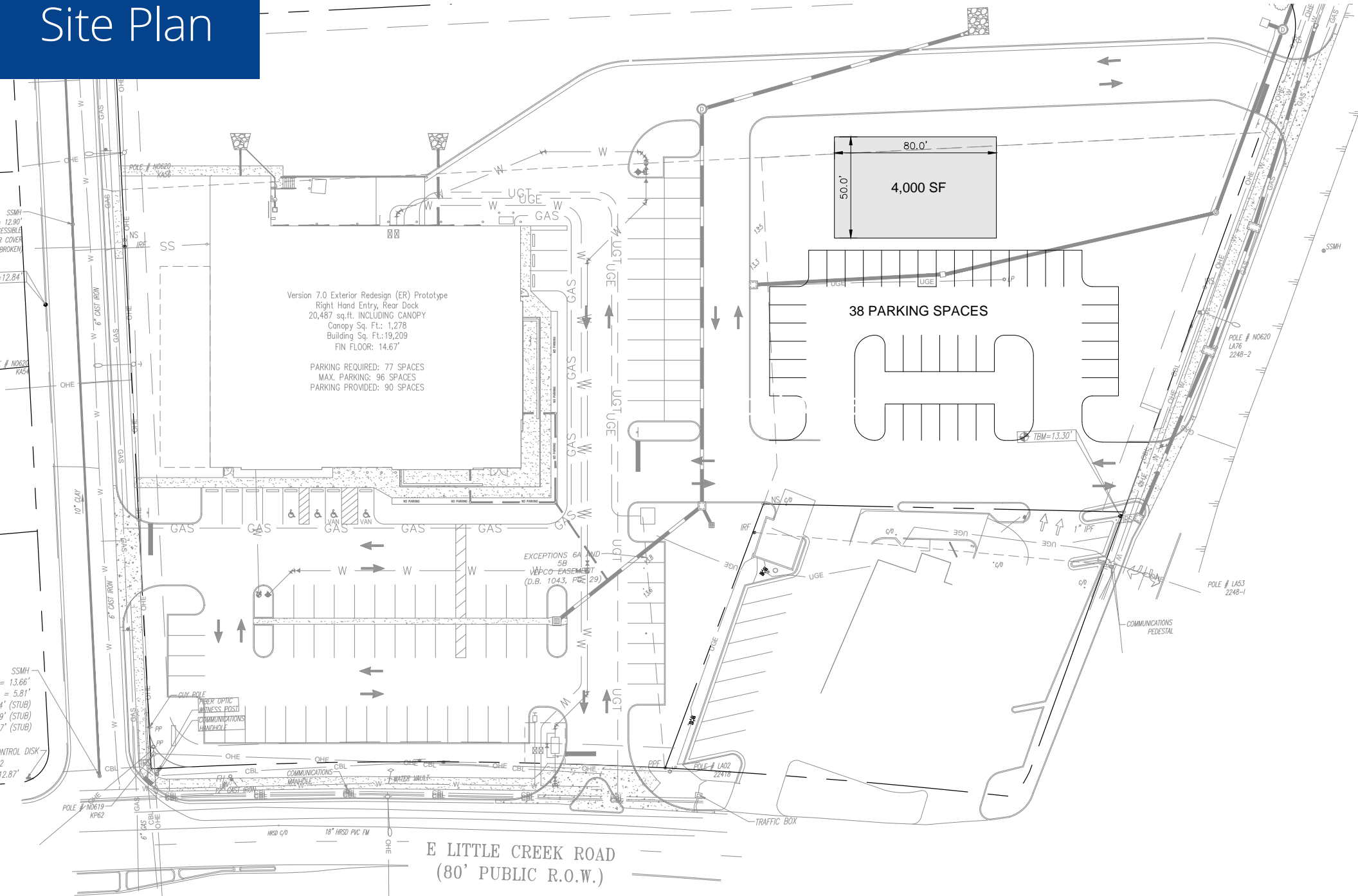
SITE LEGEND

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	

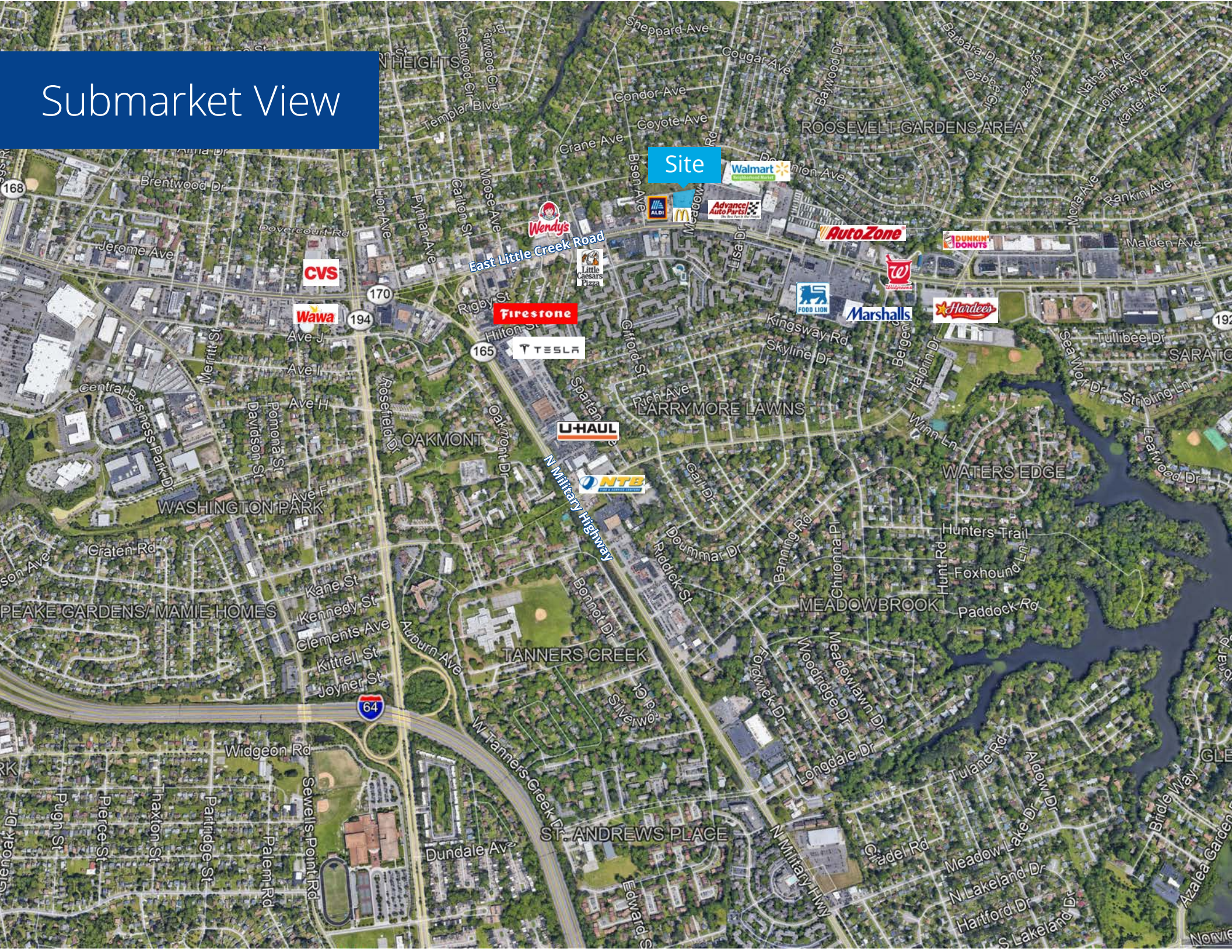
- ### SITE NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB AND ALL CURB RADI ARE 5.0' UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONS SIGNS, AND STRIPING SHOWN ON THE PLANS.
 - DEVELOPER SHALL PROVIDE DESIGN, MATERIALS, AND INSTALLATION OF MONUMENT SIGN.
 - 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



Submarket View





E Little Creek Road - 21,000 APT

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