



FOR SALE

**±10.73 Acres on Ansol Lane
Virginia Beach, VA**

Don Crigger

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150 West Main Street
Suite 1100
Norfolk, VA 23510
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PROPERTY DETAILS

Prime developable land for sale with direct visibility on Interstate 264 in Virginia Beach

- **SIZE:** ±10.73 acres
- **ZONING:** O-2 (Office District)
- **PARCEL ID:** 14970379530000
- **ACCESS:** Virginia Beach Boulevard access between Rosemont Road and Lynnhaven exits

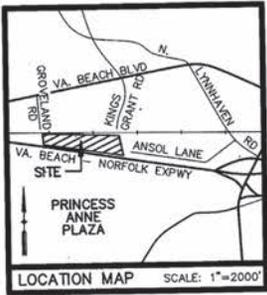
Demographics

	1-Mile	3-Miles	5-Miles
2025 Total Population	13,330	98,590	239,102
Average HH Income	\$102,792	\$112,203	\$120,782
# of Employees	8,287	58,899	126,744
# of Businesses	977	5,578	11,404

Sale Price:
\$2,800,000



SURVEY



THIS IS TO CERTIFY THAT I, ON MARCH 22, 1994, SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT.

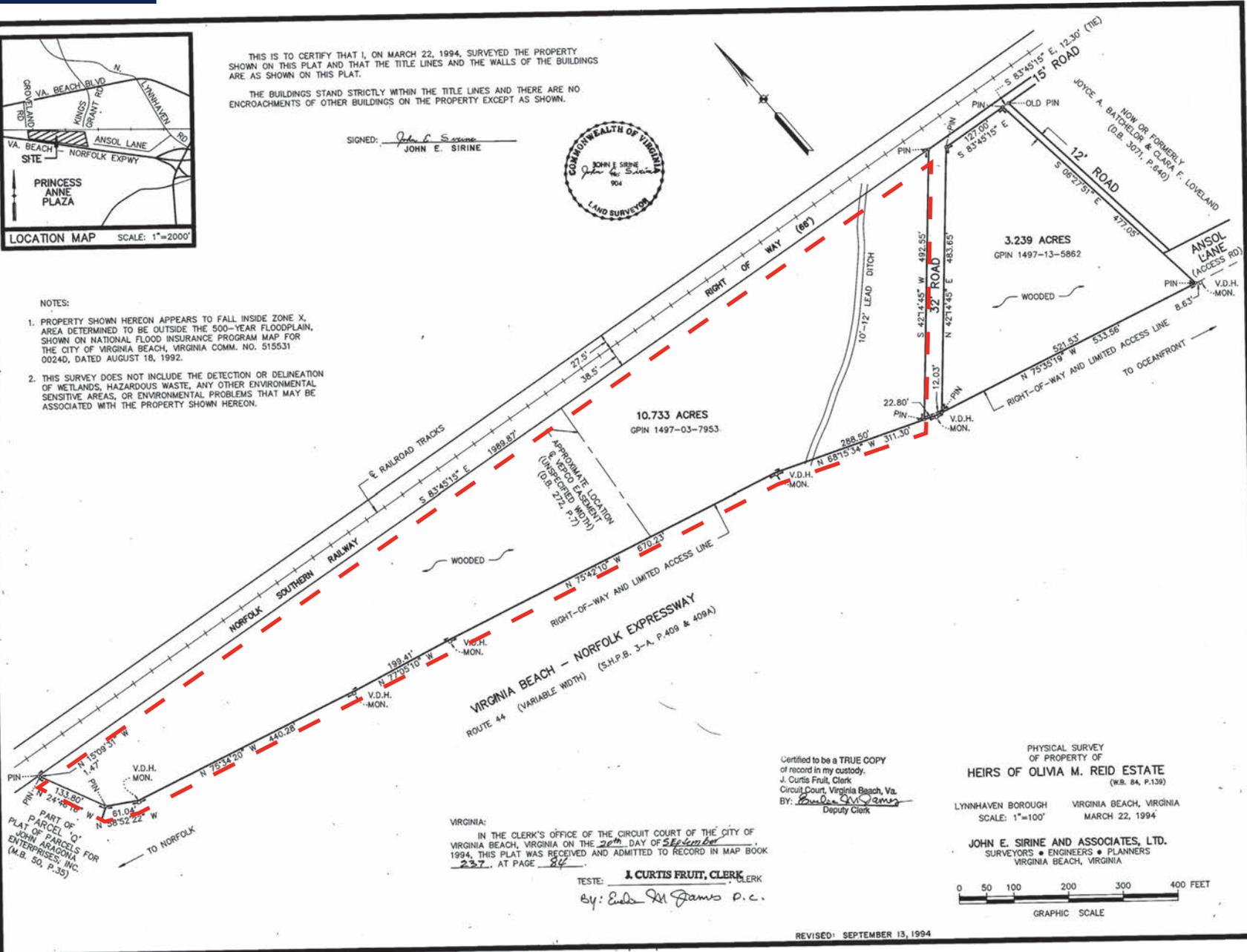
THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.

SIGNED: *John E. Sirine*
JOHN E. SIRINE



NOTES:

1. PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE X, AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM MAP FOR THE CITY OF VIRGINIA BEACH, VIRGINIA COMM. NO. 515531 0024D, DATED AUGUST 18, 1992.
2. THIS SURVEY DOES NOT INCLUDE THE DETECTION OR DELINEATION OF WETLANDS, HAZARDOUS WASTE, ANY OTHER ENVIRONMENTAL SENSITIVE AREAS, OR ENVIRONMENTAL PROBLEMS THAT MAY BE ASSOCIATED WITH THE PROPERTY SHOWN HEREON.



PART OF PARCEL Q1
PLAY OF PARCELS FOR
JOHN ANADONIA
ENTERPRISES, INC.
(M.B. 50, P.35)

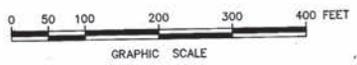
VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA ON THE 22nd DAY OF September 1994, THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 237, AT PAGE 84

TESTE: **J. CURTIS FRUIT, CLERK**
By: *Eula M. James P.C.*

Certified to be a TRUE COPY
of record in my custody,
J. Curtis Fruit, Clerk
Circuit Court, Virginia Beach, Va.
By: *Budie G. James*
Deputy Clerk

PHYSICAL SURVEY
OF PROPERTY OF
HEIRS OF OLIVIA M. REID ESTATE
(W.B. 84, P.139)
LYNNHAVEN BOROUGH VIRGINIA BEACH, VIRGINIA
SCALE: 1"=100' MARCH 22, 1994

JOHN E. SIRINE AND ASSOCIATES, LTD.
SURVEYORS • ENGINEERS • PLANNERS
VIRGINIA BEACH, VIRGINIA



REVISED: SEPTEMBER 13, 1994

± 10.73 Acres | Ansol Lane, Virginia Beach, VA

ACCESS



± 10.73 Acres | Ansol Lane, Virginia Beach, VA



Site

GRACE
Bible Church

58

264

London Bridge Rd

Lynnhaven Mall

La Promenade Shops
CLUB PILATES, Aldo's, GOURMET GANG, WINE & SPIRITS, NAIL SPA, CHICO'S, SEA LOVE, restore

The Shops at Hilltop
CVS pharmacy, TINTO, Bonchay, SALADWORKS, FIVE GUYS, BREAD & FEELS

Hilltop East Shopping Center
TASTE, ATHLETA, Atlantic Union Bank, Melting Pot

Marketplace at Hilltop
Chick-fil-A, TRUIST, crumbl COOKIES, DOMOISHI, Panera BREAD, pure barre, FedEx, OrangeTheory, Total Wipe

Hilltop North Shopping Center
NO. 5011, Starbucks, YOUR PIE, RITE AID, WAGS, FRESH, WELLS FARGO

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