



Commercial, Industrial and Investment Real Estate
315 Edwin Drive, Suite 103, Virginia Beach, VA 23462
(757) 497-4446 Office / (757) 497-8904 Fax

RETAIL SPACE FOR LEASE Exmore, VA

- Location:** 2625 Lankford Hwy. Exmore, VA.
Northampton County, Eastern Shore.
- Building Size:** 26,960 square ft. on 2.56 acres of land
- Site:** Signalized intersection at the corner of US Route 13 and Main Street in Exmore.
- Dimensions:** Approximately 400 ft of road frontage on US Route 13. Approximately 392 feet depth to Crown Avenue.
- Access:** Three points of ingress/egress to the property. Main Street (VA Route 178) to US Rt 13 at traffic light. Crown Avenue (VA Route 1037) to US Rt 13 and an additional point of access on Crown Ave at the rear of the property.
- Parking:** 139 spaces existing
- Description of Improvements:** Masonry block building with brick veneer exterior. Built up roof. The building was a "build to suit" for Colonial Grocery Stores. Operated continuously as a grocery store until Camelia Foods' Fresh Pride chain went out of business.
- Potential Uses:** Grocery store, retail store, convenience store with gas pumps.
- Comments:** *
- * Public sewer available (Septic system currently), public water in use
 - * Two overhead receiving doors at rear
 - * Traffic counts: 20,000 (2013)
 - * Traffic Flow: Consistent. Highway is a major north/south artery between the NY/NJ/CT Tri-state area and Virginia Beach/Norfolk/Outer Banks of North Carolina
 - * Geographic market, about 1 hr north of Virginia Beach/Norfolk, and 1 hr south of Salisbury, MD, is mostly rural. Total area population is roughly 52,000
 - * Prominent Pylon sign
 - * Fire Suppression system/sprinklered

Martin S. Welsh, CCIM

Licensed Real Estate Broker and member of Shore Thing, LLC ownership entity

Martin@samsegar.com

Sam Segar & Associates, Inc.

315 Edwin Dr., Suite 103

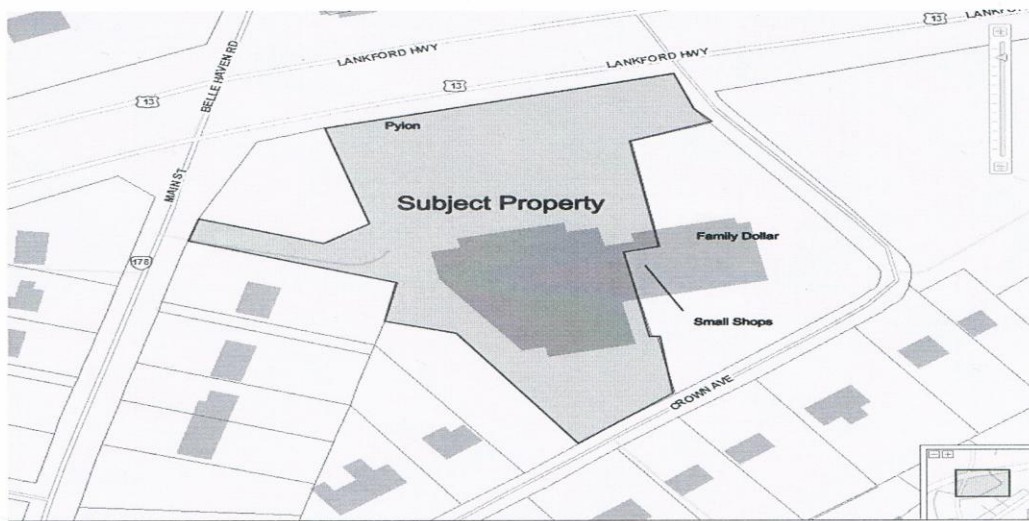
Virginia Beach, VA 23462

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This information is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease; errors and omissions, or withdrawal without notice. Please consult your business, tax and legal advisors before making final decision.



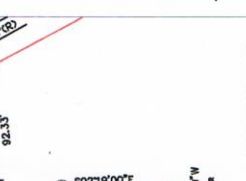
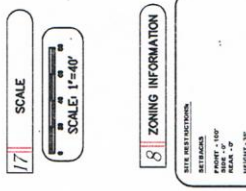
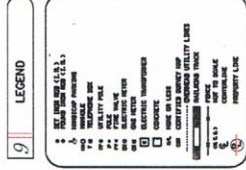
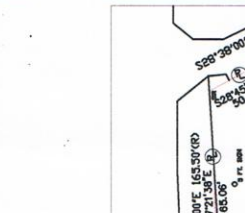
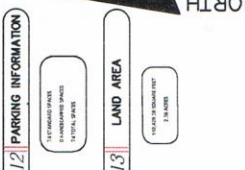
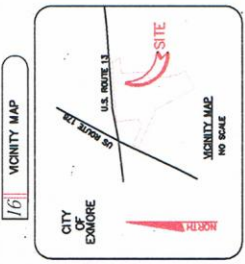
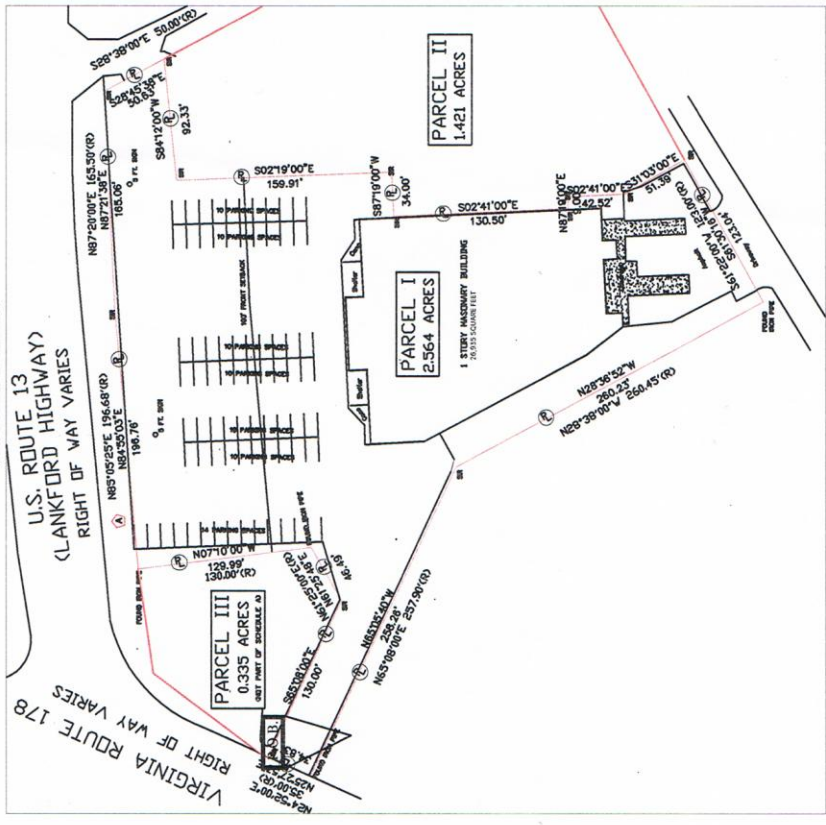
Site Layout





ALTA SURVEY

19 SURVEY AREA



18. CLIENT INFORMATION BOX

THIS SURVEY COMPLETED BY:

LAND SERVICES, INC.
821 2nd Avenue, N.E.
Columbus, Georgia 31906
(404) 724-8282

Client Name: CD
Project Name: 2625 LANKFORD HWY.
Address: EXMORE, VA.
Project Location: FRESH PRIDE SUPERMARKET
GIS Number: N 04-07-0005

Prepared For: _____
Scale: 1"=50'

17. SURVEYOR'S NOTES

- No encroachments were observed on this survey, including encroachments on building foundations, utility easements, etc.
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7. POSSIBLE ENCROACHMENTS

(A) ASPHALT ENCROACHES SUBJECT OWNER'S RIGHT OF WAY

15. BUILDING HEIGHT: HEIGHT: 29 FEET

14. BUILDING AREA: 25,815 SQUARE FEET

6. CEMETERY: THERE IS NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

5. FLOOD INFORMATION

Property shown not susceptible to the 100-year flood plain per FEMA MAP # 51034A (UNMAPEE)

1. TITLE DESCRIPTION

2. TITLE INFORMATION

3. SCHEDULE 'B' ITEMS

4. SURVEYOR CERTIFICATION

KEY TO ALTA-SURVEY

- 1. TITLE DESCRIPTION
- 2. ZONING INFORMATION
- 3. SCHEDULE 'B' ITEMS
- 4. SURVEYOR'S NOTES
- 5. FLOOD INFORMATION
- 6. CEMETERY
- 7. POSSIBLE ENCROACHMENTS
- 8. BUILDING HEIGHT
- 9. BUILDING AREA
- 10. CEMETERY
- 11. FLOOD INFORMATION
- 12. PARKING INFORMATION
- 13. LAND AREA
- 14. BUILDING AREA
- 15. BUILDING HEIGHT
- 16. VICINITY MAP
- 17. SCALE
- 18. CLIENT INFORMATION BOX
- 19. SURVEY AREA
- 20. BUILDING AREA
- 21. POSSIBLE ENCROACHMENTS

NOTES CORRESPONDING TO SCHEDULE 'B':

1. Easement granted Chesapeake and Potomac Telephone Company, dated July 3, 1934, recorded Deed Book 74, page 397. (DOCUMENT NOT PROVIDED)
2. Easement granted Eastern Shore Public Service Company and Chesapeake Telephone Company, dated October 15, 1936, recorded Deed Book 74, page 397. (DOCUMENT NOT PROVIDED)
3. Easement granted Delaware Power and Light Company of Maryland and Chesapeake and Potomac Telephone Company, dated October 15, 1936, recorded Deed Book 74, page 397. (DOCUMENT NOT PROVIDED)

SUBJECT PARCELS DESCRIBED IN DOCUMENT NOT FOUND.

THIS COMMONWEALTH LAND TITLE INSURANCE COMPANY

JOEL CALABRESE

This is to certify that this map or plat and the survey on which it is based were prepared by a Licensed Professional Surveyor in the State of Virginia, and that the Land Title Survey, as defined in the Virginia Code, Chapter 13-1, was conducted in accordance with the standards and practices set forth in the Virginia Code, Chapter 13-1, and that the survey was conducted in accordance with the standards and practices set forth in the Virginia Code, Chapter 13-1, and that the survey was conducted in accordance with the standards and practices set forth in the Virginia Code, Chapter 13-1.

Joel Calabrese
Surveyor
Date: 7/21/04
Expiration: 7/21/07

SURVEYOR'S TITLE BLOCK

Sheet 1 of 1