

**1.697 AC OUTLOT 9 Phase II
Route 13, Exmore, Virginia
Zoned CG - \$275,000.00**

This site can accommodate a retail business or restaurant having a building up to a maximum of 7,000 square feet. There is a 25 foot height limitation and any building constructed must be at least 75 feet north of Out Lot 8.

This Out Lot will be next to the hotel on the northern entrance to the Shopping Center at an existing median cut.

Access is from the shopping center. There are cross easements with the Shopping Center but no cross parking.

As per the Shore Plaza Reciprocal Easement and Operation Agreement recorded on October 8, 1992 in DB 257, page 666, and the First Amendment to the REA recorded in DB 263, page 258, Phase II Out Lots have use of the septic field shared pro rata with all the other users, based on square footage.