

FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

192,086 SF

Availability

3 Suites | 12,381 SF

Parking Spaces

1,240

Overview

- Dominant grocery-anchored neighborhood center with national/regional tenants including Food Lion and TJ Maxx
- Population of 130,000 within a 3-mile radius with \$90,000 average household income
- Located in Kempsville, the most densely populated submarket of Virginia Beach
- Convenient access to I-64 and I-264
- Highly visible from Kempsville Road (32,000 VPD) and Providence Road (24,500 VPD)

Tenant Mix



FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464

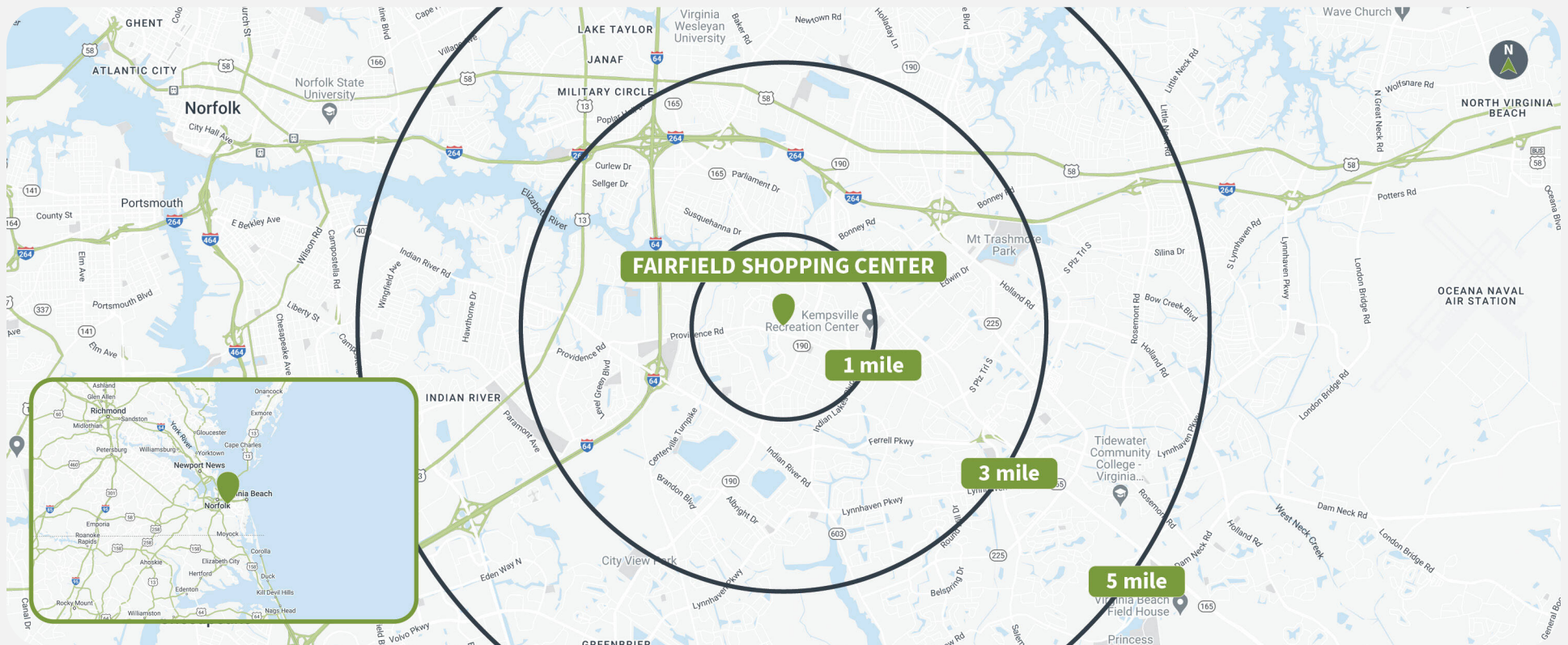
Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Demographics

Source: Advan, 2024.

| | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE | 15,238 | 15,406 | 5,528 | \$109,742 | \$93,380 |
| 3 MILES | 126,250 | 146,854 | 47,716 | \$95,567 | \$83,454 |
| 5 MILES | 317,890 | 328,735 | 118,974 | \$92,197 | \$79,327 |



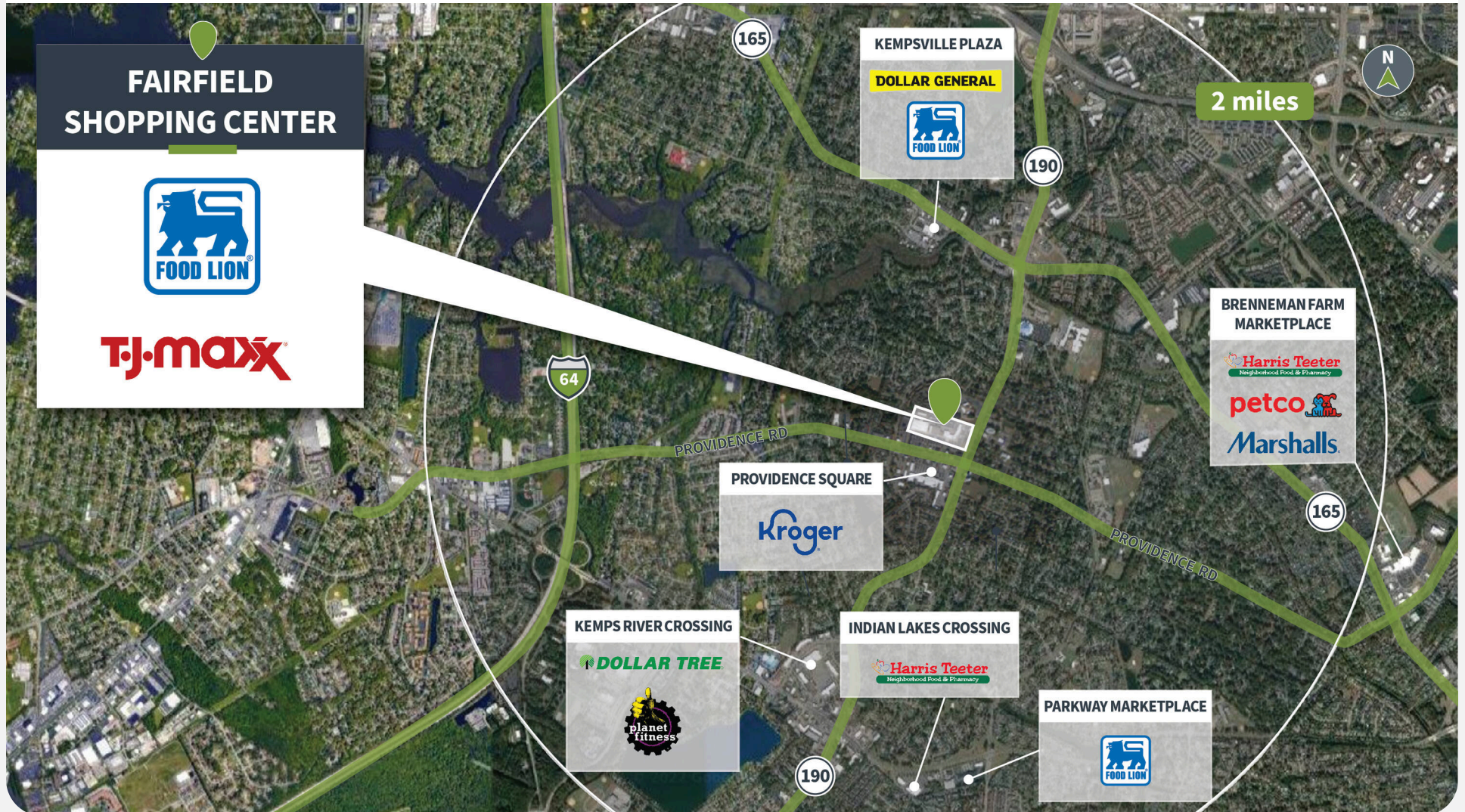
FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Market Aerial



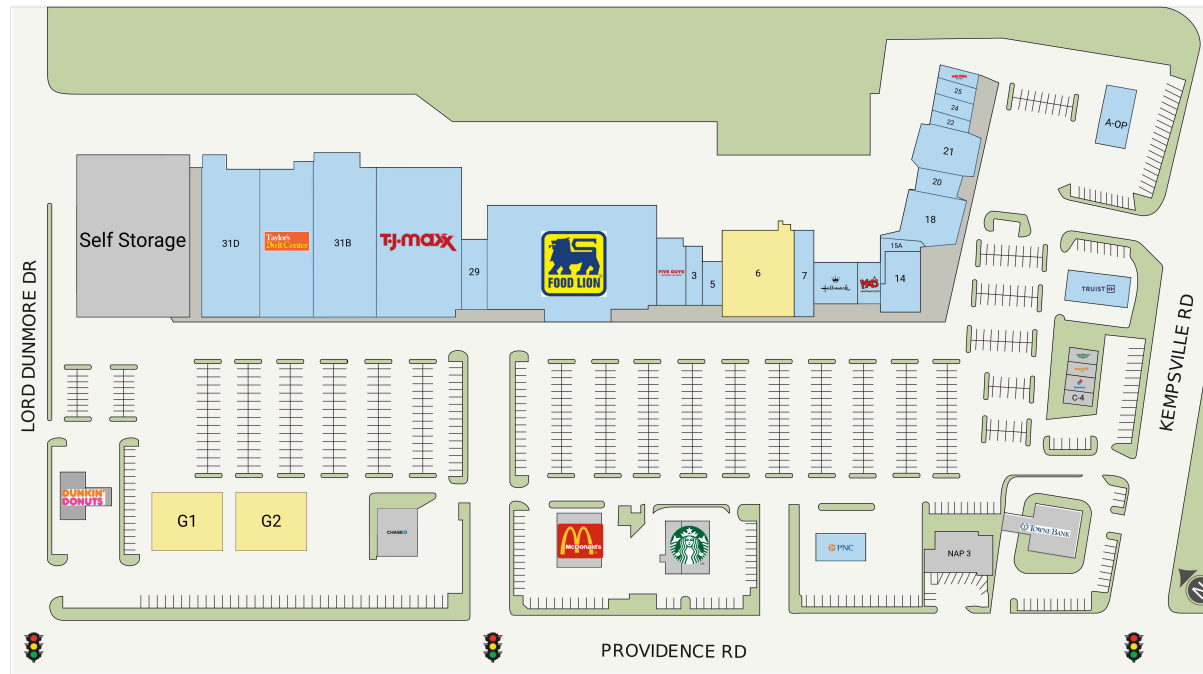
FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Site Plan



| Suite | Tenant | GLA (SF) |
|-------|-----------------------|----------|
| 6 | AVAILABLE | 12,381 |
| G2 | AVAILABLE | |
| G1 | AVAILABLE | |
| 1 | FOOD LION | 38,538 |
| 31A | TJ MAXX | 25,800 |
| 31B | CHKD Thrift Store | 18,700 |
| 31D | D-BAT | 17,935 |
| 31C | TAYLOR'S DO IT | 17,026 |
| 18 | BURN BOOT CAMP | 5,306 |
| 14 | AJ GATORS | 4,640 |
| 8 | NORMANS HALLMARK | 4,200 |
| 2 | FIVE GUYS | 4,200 |
| 21 | VINO ITALIAN | 4,000 |
| 7 | CENTER STAGE DANCE | 4,000 |
| A-OP | GREEN CLEAN | 3,906 |
| 11 | MOE'S SOUTHWEST GRILL | 3,000 |
| 3 | MONARCH HAIR CO. | 2,700 |
| 29 | MUSIC & ARTS CENER | 2,600 |
| 20 | IVY REHAB | 2,485 |
| B-OP | TRUIST BANK | 2,356 |
| E-OP | PNC BANK | 2,262 |
| 5 | Relax The Feet | 1,800 |
| 22 | Endless Nails | 1,490 |
| 26 | PAPA JOHN'S PIZZA | 1,440 |
| 25 | Fairfield Flowers | 1,440 |
| 24 | Chi Chop | 1,440 |
| 15A | AJ GATORS | 461 |

FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Get in Touch with Us

Leasing

Matthew Vender

757-982-2999

mvender@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team

757-982-2482

specialtyleasing@performproperties.com

Property Management

Scott Krumm

609-678-5011

skrumm@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Fairfield Shopping Center at shopcore.com/property/fairfield-shopping-center