

# FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464



## Property Details

**Owned GLA**  
192,086 SF

**Availability**  
2 Suites | 0 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



**TJ-maxx**

**FIVE GUYS**  
BURGERS and FRIES

**Taylor's DoIt Center**



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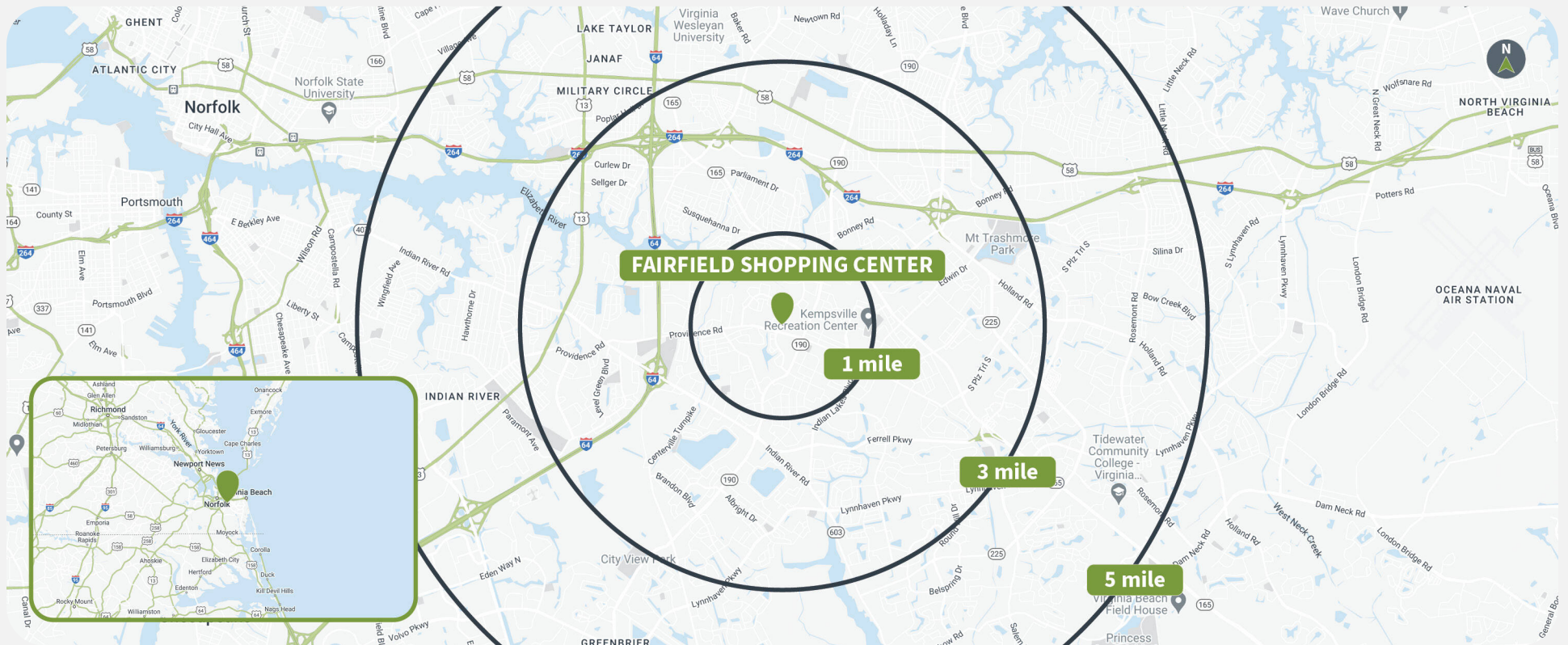
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## Demographics

Source: Creditintell, 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       |



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## Market Aerial

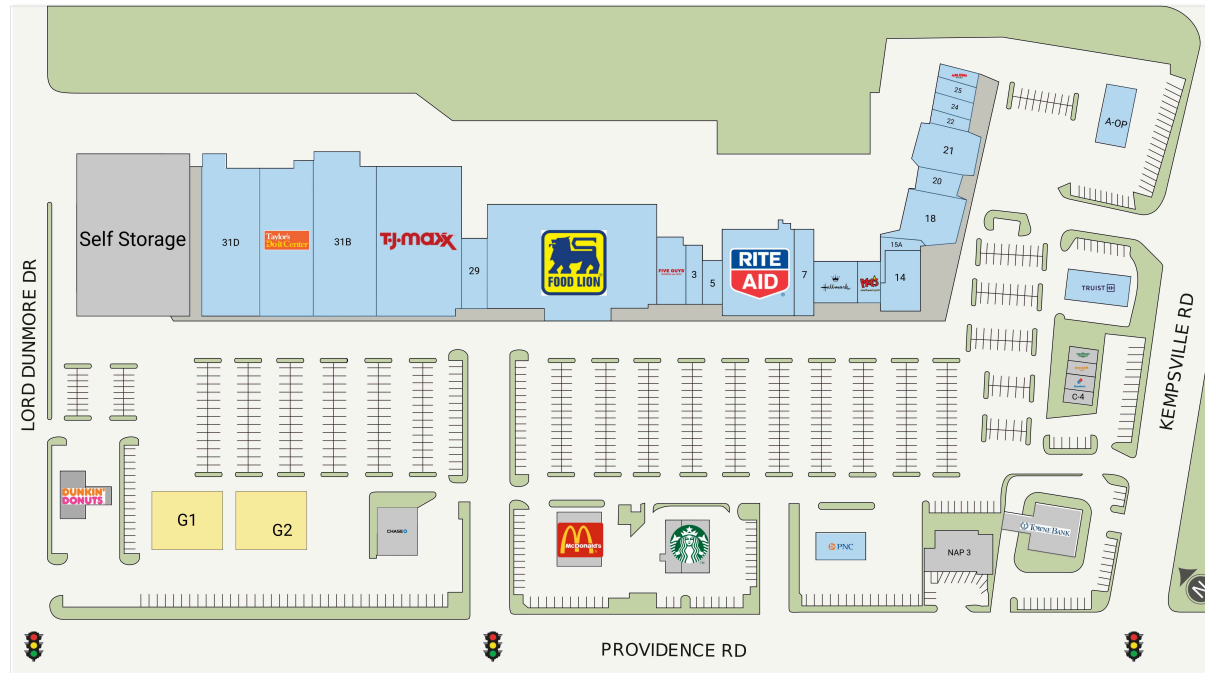


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## Site Plan



| Suite     | Tenant                | GLA (SF) |
|-----------|-----------------------|----------|
| <b>G2</b> | <b>AVAILABLE</b>      |          |
| <b>G1</b> | <b>AVAILABLE</b>      |          |
| 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   |
| 6         | RITE AID              | 12,381   |
| 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      |

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## Get in Touch with Us

### Leasing

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