

FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464

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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



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Source: Advan, 2024.

The map displays the Fairfield Shopping Center in Virginia Beach, VA, marked with a green pin. Three concentric circles are drawn around the center, labeled '1 mile', '3 miles', and '5 miles' in green boxes. The map shows major highways including I-64, I-264, and I-190. Surrounding areas include Norfolk, Portsmouth, and Ocean View. Key landmarks such as Norfolk State University, the Virginia Beach Field House, and the Virginia Beach Chamber of Commerce are also visible. An inset map in the bottom left corner shows the location of Virginia Beach within the state of Virginia, with a green dot marking the city's location.

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Market Aerial



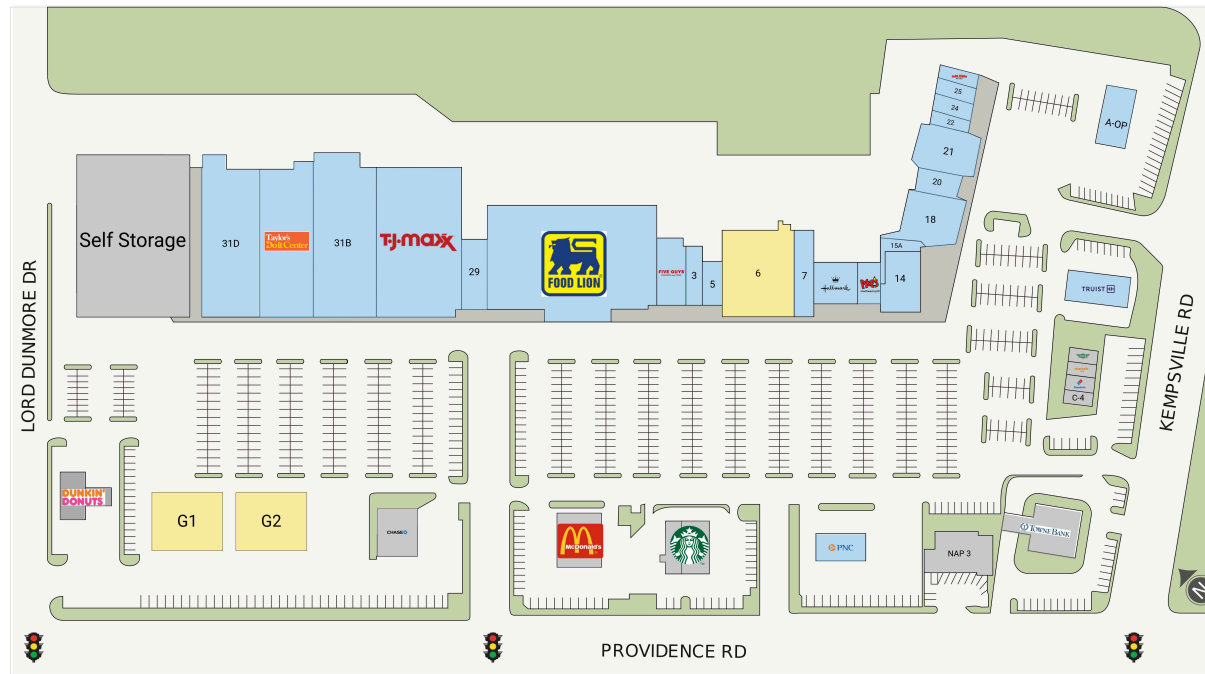
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Site Plan



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

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