

# FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464



## Property Details

### Owned GLA

204,436 SF

### Availability

4 Suites | 5,173 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



BURGERS and FRIES



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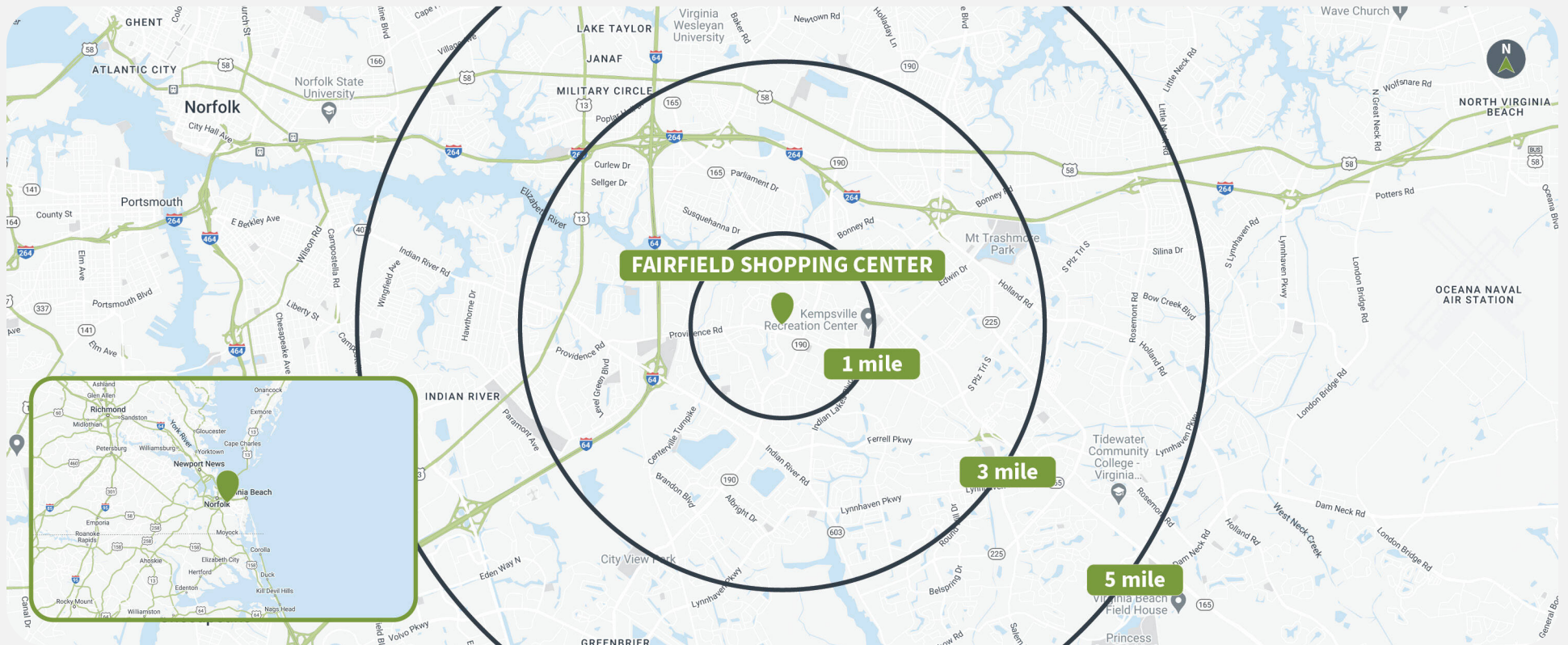
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## Demographics

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

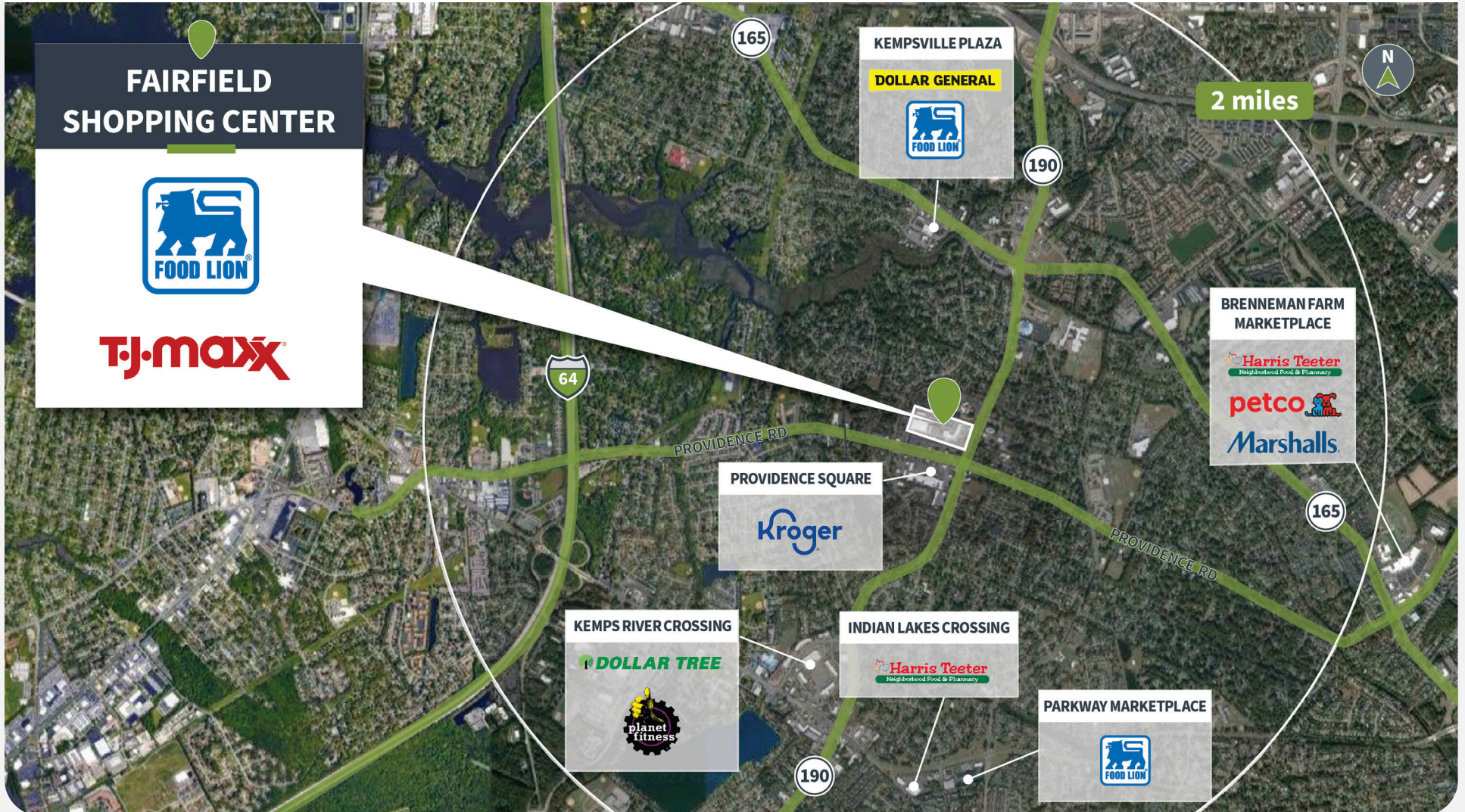


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## Market Aerial

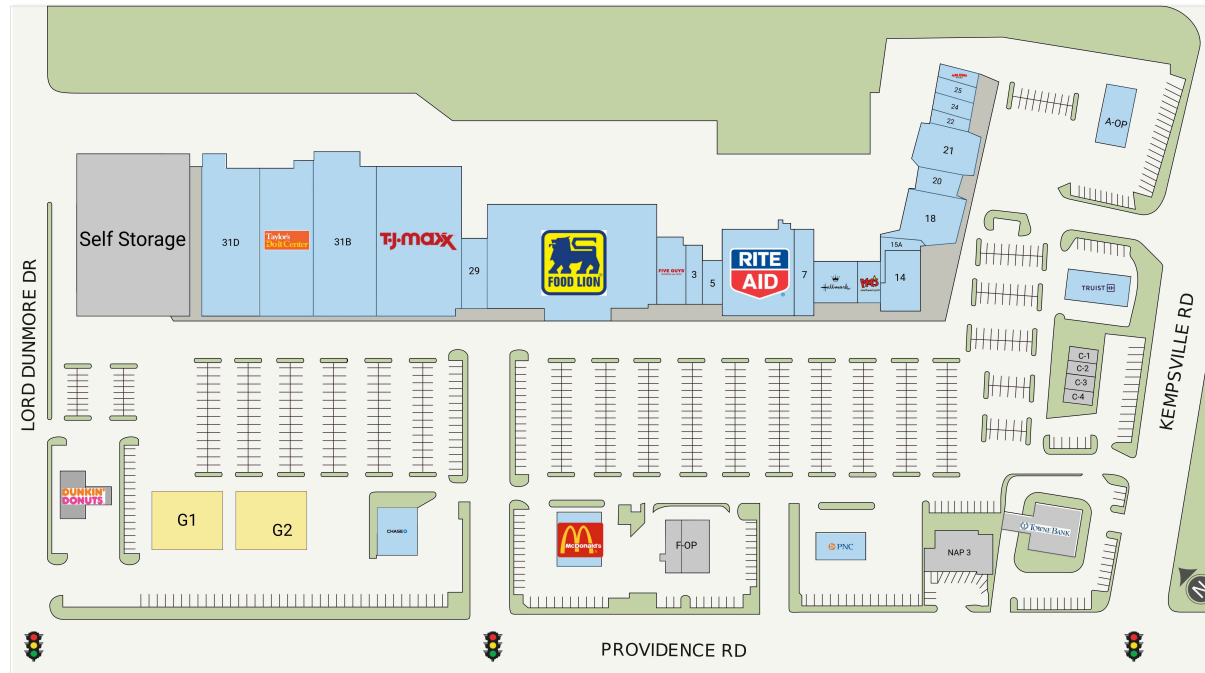


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## Site Plan



Suite	Tenant	GLA (SF)
C-OP	AVAILABLE	4,000
105-OP	AVAILABLE	1,173
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
6	RITE AID	12,381
18	BUM BOOT CAMP	5,306
14	AJ GATORS	4,640
5256OP	CHASE BANK	4,200
8	NORMANS HALLMARK	4,200
2	FIVE GUYS BURGERS AND FRIES	4,200
21	VINO ITALIAN	4,000
7	CENTER STAGE DANCE	4,000
A-OP	GREEN CLEAN	3,906
H-OP	MCDONALD'S	3,780
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
PAD	WING STOP	1,196
15A	AJ GATORS	461

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## Get in Touch with Us

### Leasing

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### Pop-up & Short-term Leasing

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