

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



FAIRFIELD SHOPPING CENTER

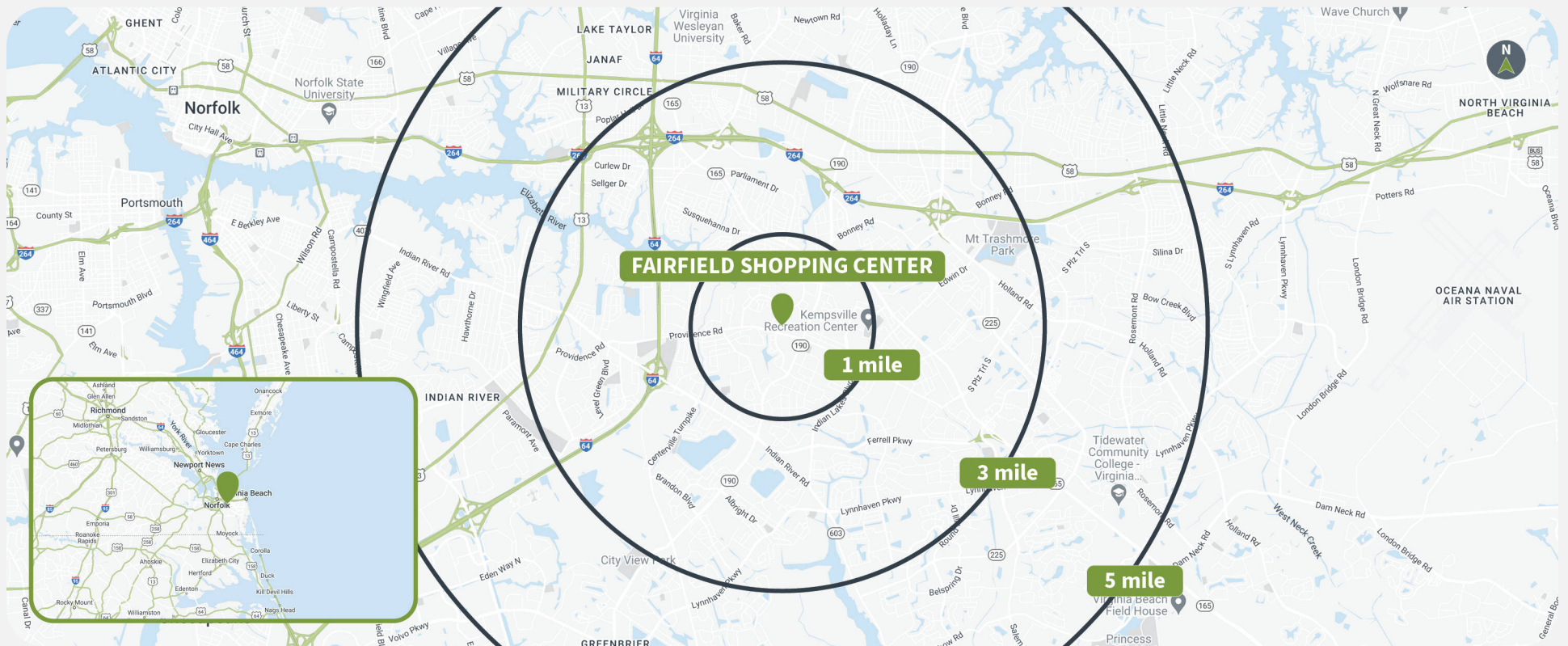
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Demographics

Source: Creditintell, 2025.

| | 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 |

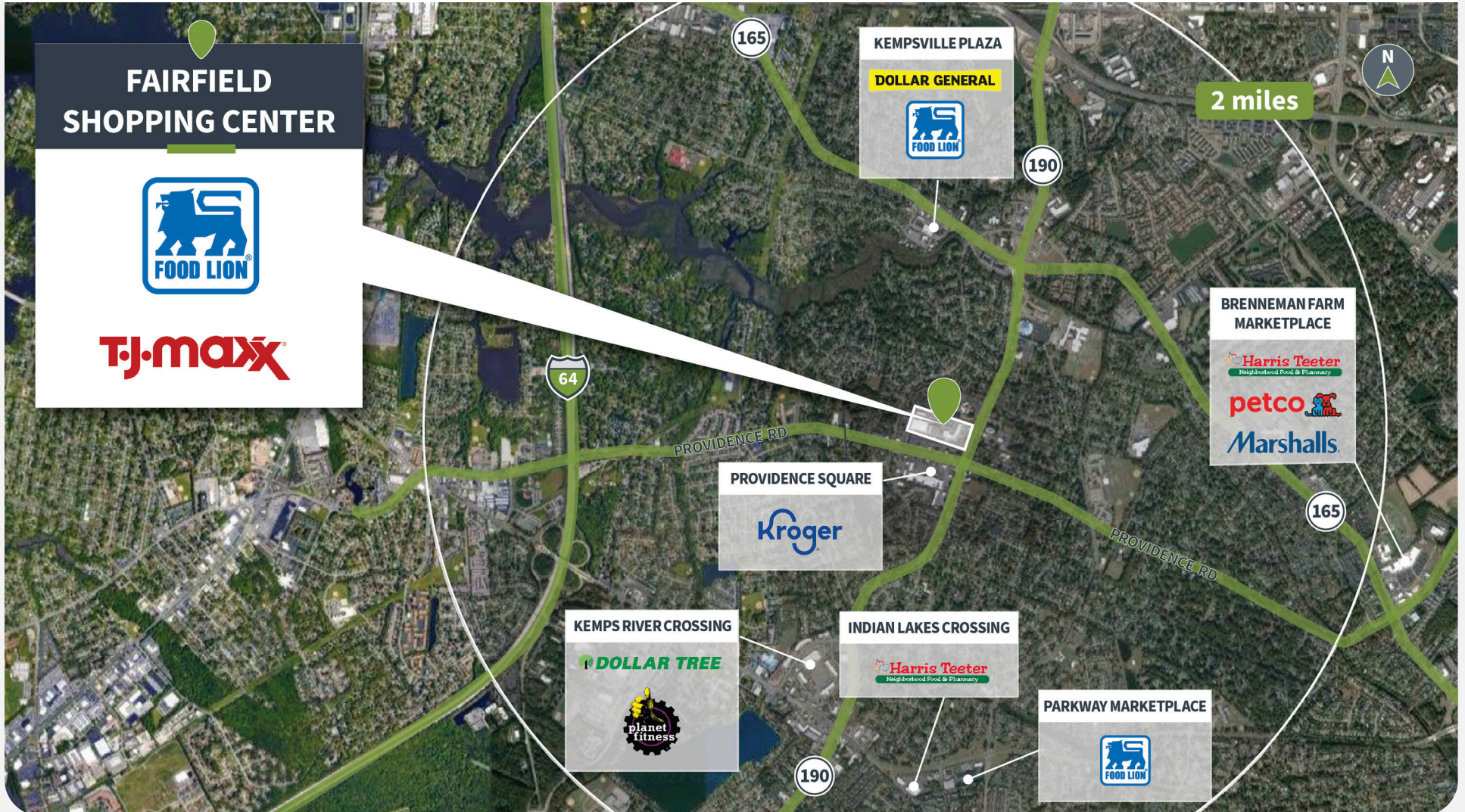


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Market Aerial

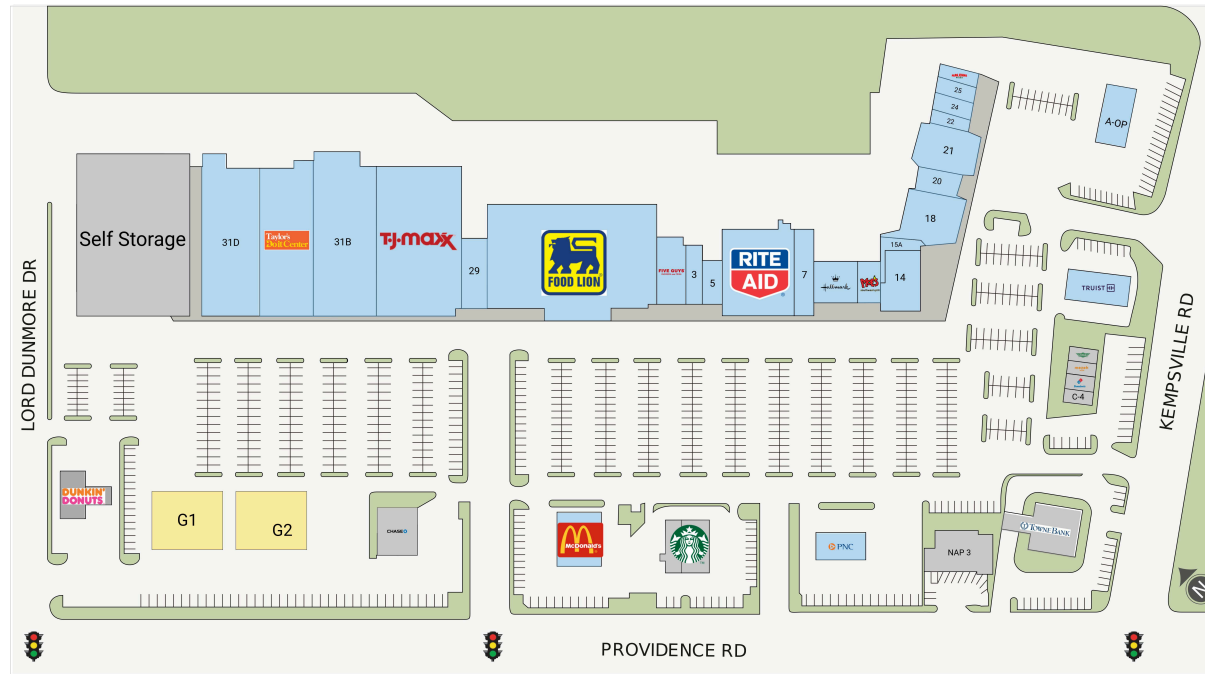


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Site Plan



| Suite | Tenant | GLA (SF) |
|-----------|-----------------------|----------|
| 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 | 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 |
| H-OP | MCDONALD'S | 3,780 |
| 11 | MOE'S SOUTHWEST GRILL | 3,000 |
| 3 | MONARCH HAIR CO. | 2,700 |
| 29 | MUSIC & ARTS CENR | 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