

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

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
Doff Center



FORMERLY SHOPCORE PROPERTIES | ROIC

Source: Advan, 2024.

The map displays the Fairfield Shopping Center, located at the intersection of I-64 and I-264 in Virginia Beach, VA. Concentric circles are drawn around the center, indicating distances of 1 mile, 3 miles, and 5 miles. The map shows major roads, including I-64, I-264, I-190, and I-165, as well as local streets like Military Circle, Curlew Dr, and Seliger Dr. Nearby landmarks include Norfolk State University, the Virginia Beach Field House, and the Virginia Beach Convention Center. An inset map in the bottom left corner shows the location of Fairfield Shopping Center within the broader context of the Hampton Roads area, including cities like Norfolk, Portsmouth, and Virginia Beach.

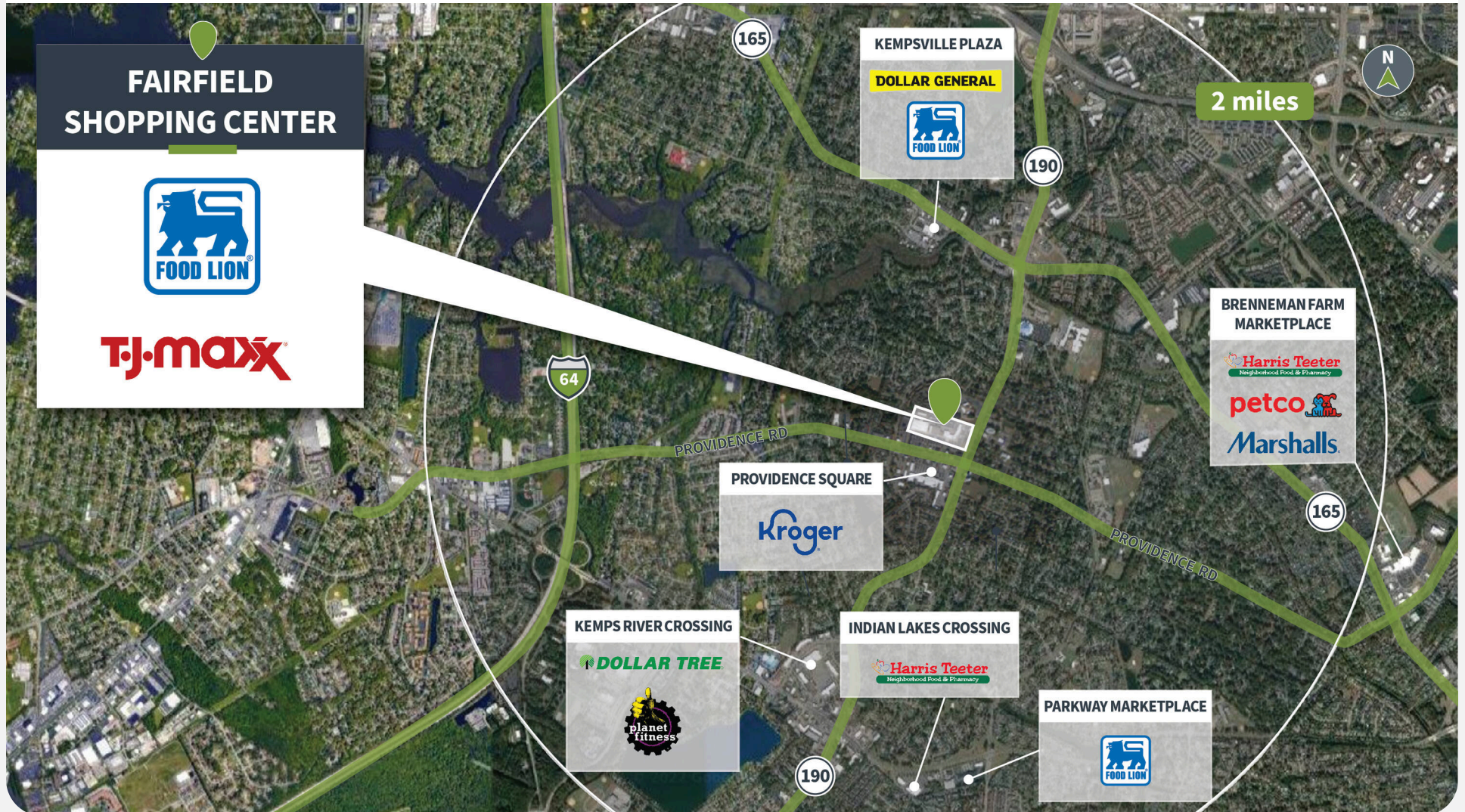
FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Market Aerial



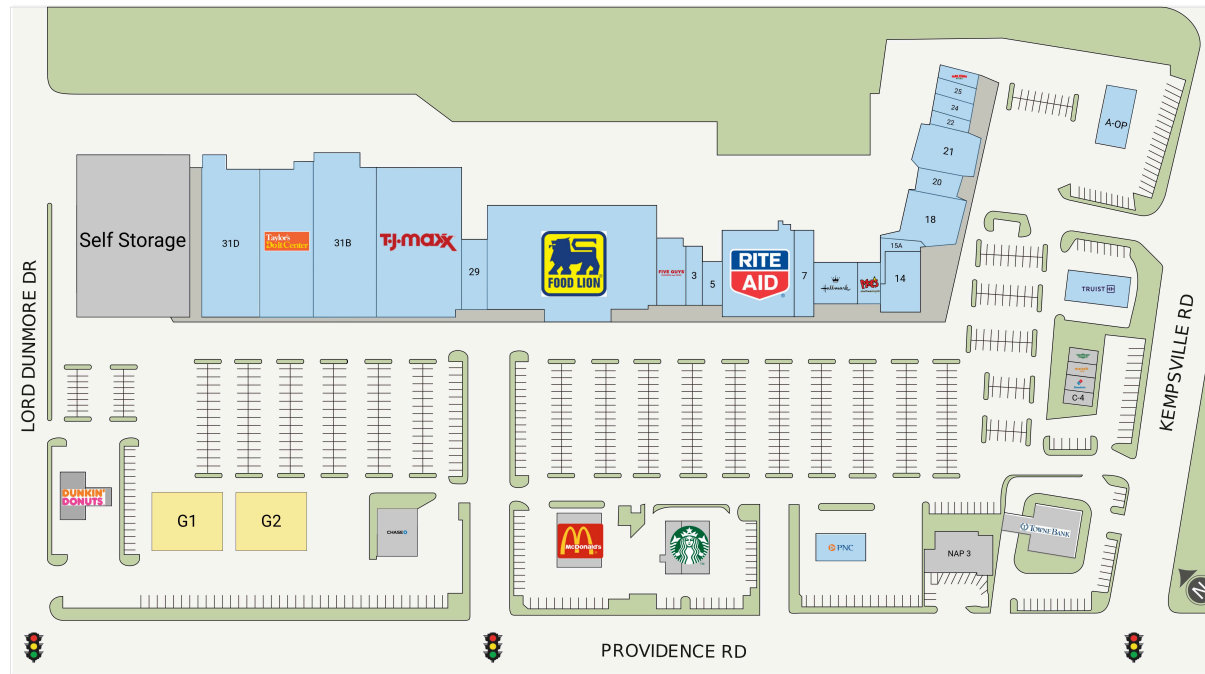
FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER | VIRGINIA BEACH, VA 23464

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Site Plan



Suite	Tenant	GLA (SF)
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
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