

Sam Segar & Associates

REALTORS®

Commercial, Industrial and Investment Real Estate
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CENTERVILLE CROSSING SHOPPING CENTER **417 Centerville Turnpike S** **CHESAPEAKE, VIRGINIA 23322**



Description:

Centerville Crossing is a dominant neighborhood retail center strategically positioned within the affluent Great Bridge submarket of Chesapeake, Virginia. The shopping center is anchored by Food Lion and complemented by an outparcel McDonald's, generating strong daily traffic and consistent consumer draw. The development benefits from established shopping patterns, excellent visibility along Centerville Turnpike, and a dense residential trade area with above-average household incomes.

Co-Tenancy: Includes Food Lion, New Creations Hair Studio, McDonald's (Outparcel), Chichos, J's Cleaners, Nails & Spa 4 Us, New Creations Hair Studio and Bloomingdale's Florist

Shopping Center

Size: +/- 46,564 square feet

Parking: free onsite parking

Zoning: B2 General Commercial

Available Space: 8,450 SF inline retail space (Unit 105)

Lease Rate: \$16.00 per rentable square foot, NNN

Property Highlights:

- Prominent frontage along Centerville Turnpike
- Traffic counts exceeding 10,000 VPD on Centerville Turnpike and over 14,000 VPD on Mt. Pleasant Rd.
- Affluent suburban trade area with strong residential density
- Average Household Income exceeding \$177,000 within 1-mile radius
- Synergistic co-tenancy driving daily needs and convenience traffic
- Ideal for automotive parts store, Discount Dollar store, pet supply, fitness, medical, or specialty retail

Demographics: 2025 Estimates

	1 Mile	3 Mile	5 Mile
Estimated Population	5,033	32,374	116,786
Households	1,699	11,534	42,987
Average Household Income	\$177,235	\$166,703	\$146,688

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PHOTO GALLERY





Aerial

