



±1,936
SF Retail Available

853-855 Kempsville Road, Virginia Beach, VA

Fairfield Shopping Center Outparcel Shops

Fairfield stands out as the primary shopping hub in Kempsville, Virginia Beach's most densely populated area.

Fairfield is the leading grocery-anchored shopping center in Kempsville. Hosting over 45 popular retailers and restaurants, Fairfield boasts the most diverse tenant mix in the region. Join national tenants like Mezeh, Wing Stop, and Domino's Pizza on the outparcel fronting Kempsville Rd.

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Property Overview

Positioned at the bustling junction of Kempsville Rd (32,000 VPD) and Providence Rd (24,500 VPD), Fairfield enjoys a central location, ensuring convenient accessibility for customers to major thoroughfares like I-64 and I-264.

SF Available	1,936 SF	
Lease Rate	Negotiable	
Total RBA	6,750 SF	
Zoning	B2	
Traffic Counts	Kempsville Road	32,000 VPD
	Providence Road	24,500 VPD



Site Plan



Unit #	Tenant	Size
C1	AVAILABLE	1,936 SF
C2	Domino's	1,350 SF
C3	Wingstop	1,196 SF
C4	Mezeh Mediterranean Grill	2,268 SF

Join Retails



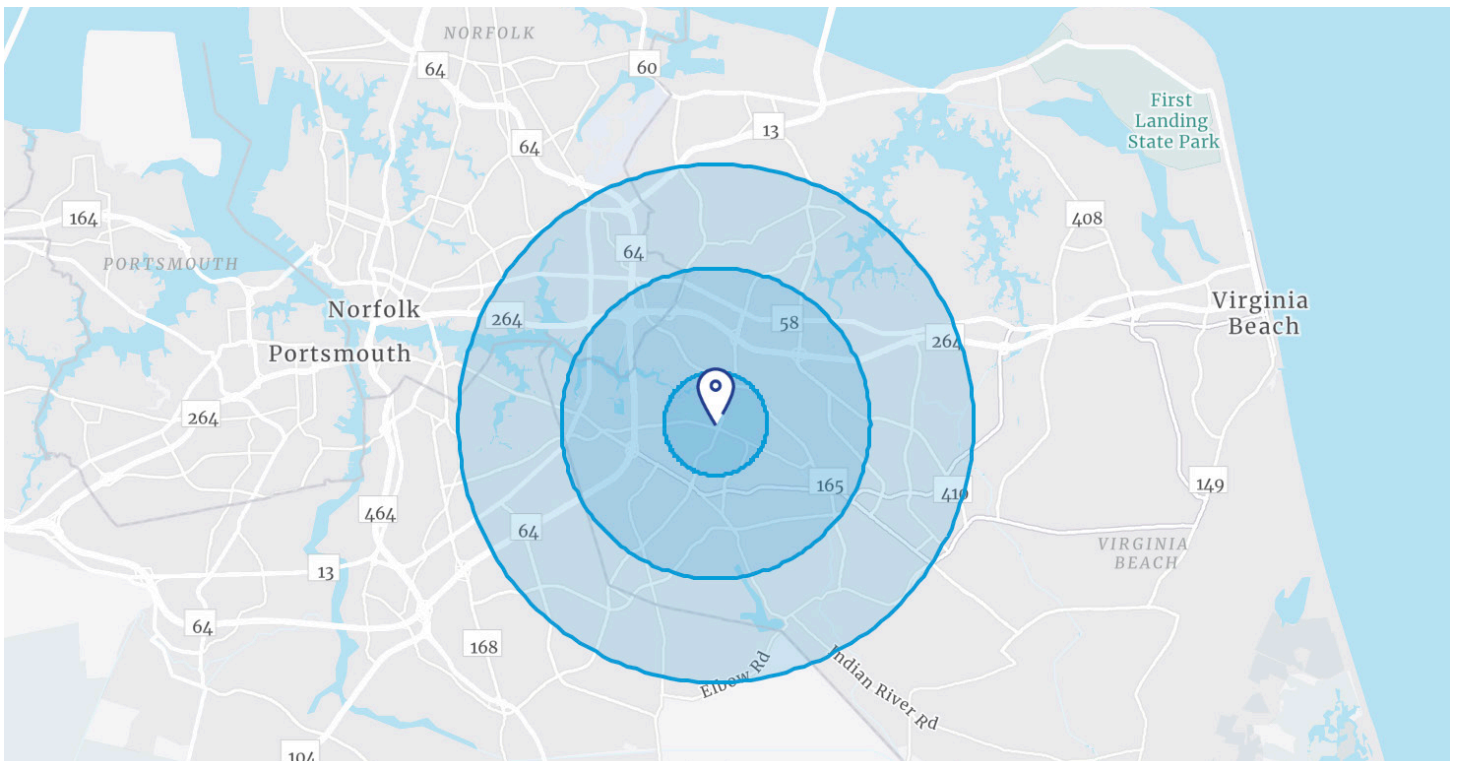
Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	13,319	129,526	322,529
Median Age	44.7	37.8	37.1
Median Age (Male)	42.5	36.1	35.7
Median Age (Female)	47.1	39.4	38.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,609	51,049	112,707
Persons per HH	2.71	2.53	2.54
Median HH Income	\$101,661	\$79,140	\$77,793
Average Home Value	\$392,058	\$357,852	\$371,203



Demographic Map



Retailer Map





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