

NEWLY RENOVATED SHOPPING CENTER GROCERY ANCHOR COMING 2026

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325



Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 800- 23,000 SF

Lease Rate: Negotiable (NNN)

Building Size: 121,449 SF

Zoning: B2

PROPERTY HIGHLIGHTS

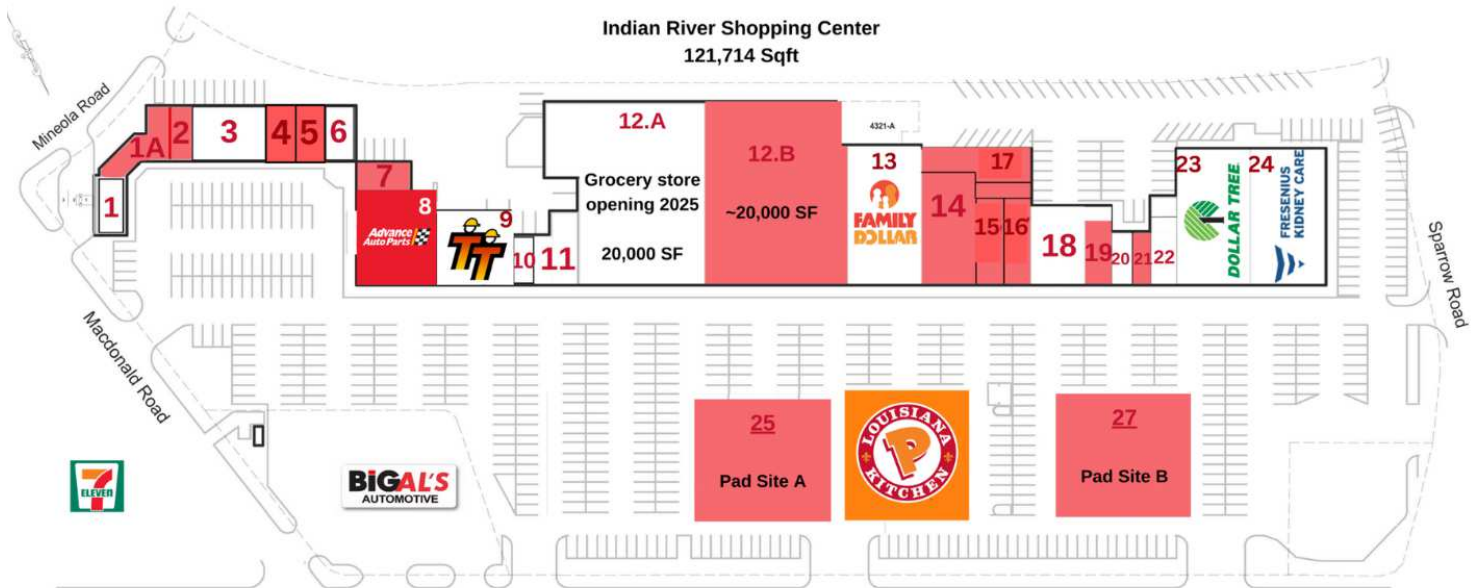
- Located near the intersection of Indian River Road and South Military Highway with quick access to I-64, I-264 and I-464
- Grocery Anchor opening 2026
- Anchored by Dollar Tree, Family Dollar, and Advanced Auto
- Tenant Improvement package offered for qualified tenants.
- Approximately 31,000 vehicles per day

| DEMOGRAPHICS | 2 Miles | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 17,313 | 35,507 | 100,484 |
| Total Population: | 45,894 | 96,844 | 275,481 |
| Average HH Income: | \$60,209 | \$60,388 | \$60,694 |

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SITE PLAN



Indian River Shopping Center

Available Available

| | | | | | |
|----------------|-----------------|-----------|-------------------------------|-------------|-----------|
| 1.) 4361 | Addus | 1,726 SF | 14.) 4321A | Available | 4,023 SF* |
| 1A) 4359B | Available | 1,941 SF | 15.) 4321B | Available | 1,752 SF* |
| 2.) 4359A | Available | 800 SF | 16.) 4321C | Available | 1,772 SF* |
| 3.) 4351 | Island Jerk Hut | 2,409 SF | 17.) 4321D | Available | 4,037 SF* |
| 4.) 4351A | Available | 1,272 SF | *can be combined to 12,400 SF | | |
| 5.) 4349 | Available | 1,240 SF | 18.) 4317 | Laundromat | 3,965 SF |
| 6.) 4347 | DK Children | 1,263 SF | 19.) 4315 | Available | 1,189 SF |
| 7.) 347A | Available | 1,098 SF | 20.) 4313 | Hair Studio | 890 SF |
| 8.) 4345 | Advanced Auto | 6,976SF | 21.) 4311 | Available | 703 SF |
| 9.) 4339 | Trade Team USA | 3,707 SF | 22.) 4309 | Top Nails | 1,843 SF |
| 10.) 4337 | No. 1 Chinese | 982 SF | 23.) 4303A | Dollar Tree | 9,235 SF |
| 11.) 4325/4333 | NY Variety | 2,587 SF | 24.) 4303 | Fresenius | 7,730 SF |
| 12A) 4323D | Grocery Store | 20,000 SF | PAD SITES | | |
| 12B) 4323C | Available | 23,000 SF | 25.) Pad Site A | Available | |
| 13.) 4323A | Family Dollar | 8,982 SF | 26.) Popeye's - | 2,300 SF | |
| | | | 27.) Pad Site B | Available | |

RETAIL PROPERTY FOR LEASE

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RETAILER MAP



Brokerage with vision. Real estate with results.

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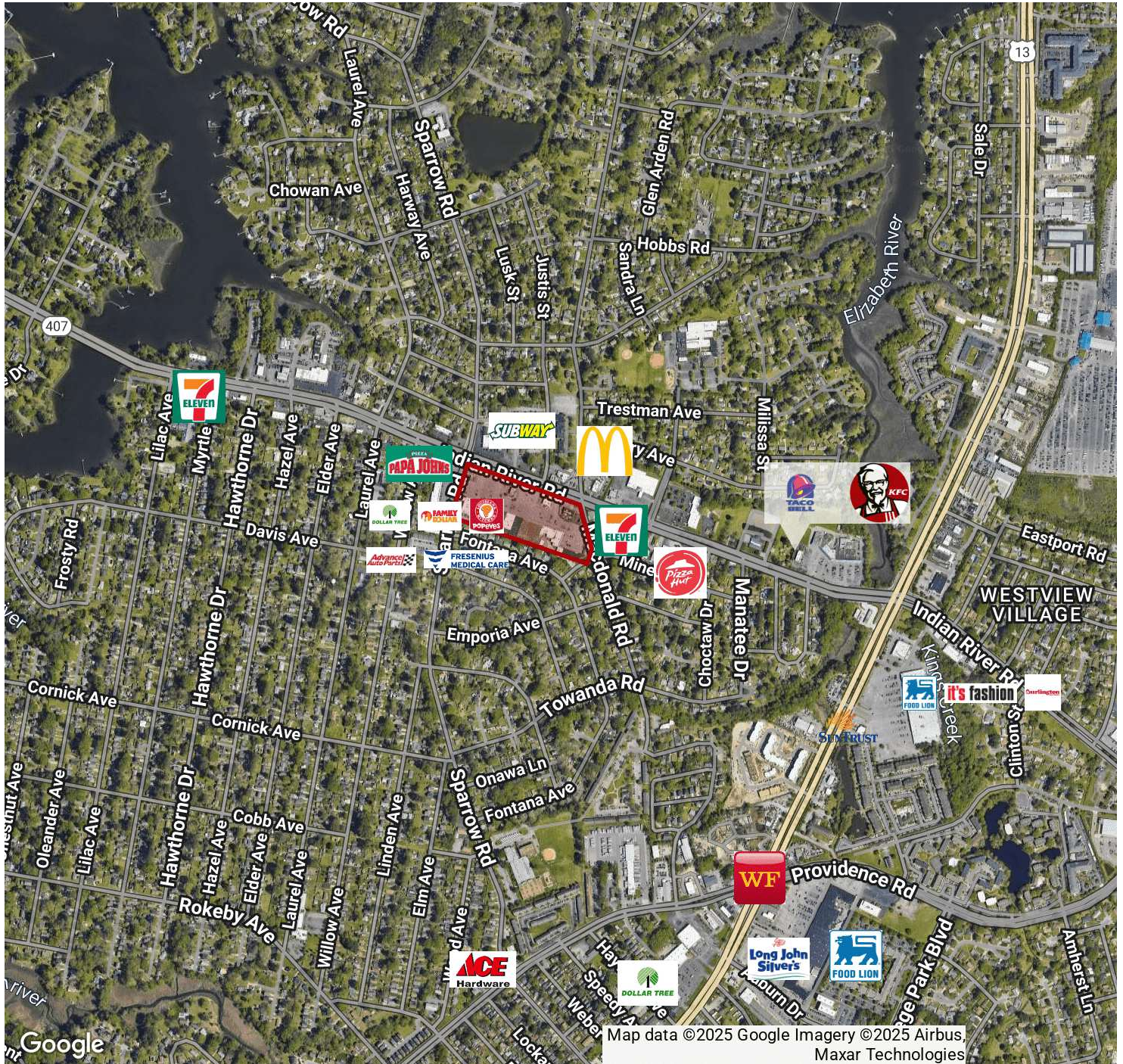
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