

**FOR  
LEASE**



**THE CROSSINGS**

**Lease Rate:  
Negotiable**

**PROPERTY OVERVIEW**

The Crossings is a 220,250 SF retail shopping center situated on 19.06 acres located at the intersection of Oaklawn Boulevard and Crossings Boulevard. Located in the major retail hub for Prince George County. Close proximity to Fort Gregg-Adams, national retailers, restaurants, and more.

**DEMOGRAPHICS**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Households:</b>	31,208	27,376	64,916
<b>Population:</b>	11,714	73,107	173,712
<b>Avg HH Income:</b>	\$59,914	\$62,594	\$71,301

**PROPERTY HIGHLIGHTS**

- Available 1,377 SF – 3,723 SF
- Anchored by Big Lots, Rite Aid, Napa Auto Parts, Dollar Tree, and Rainbow
- Built out medical space available
- Quick access to I-295 interchange
- Close proximity to Fort Gregg-Adams Military Base - 27,000 active duty members
- Oaklawn Boulevard - 40,000 VPD, Crossings Boulevard - 8,900 VPD

FOR FURTHER INFORMATION, PLEASE CONTACT:

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5200-5260 OAKLAWN BOULEVARD, HOPEWELL, VA 23860

## SITE PLAN



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A01	Rite Aid	11,579 SF	B10	Tops China	1,600 SF	E04A	R&A Tax Professionals	4,765 SF
A01B	Napa Auto Parts	10,821 SF	B12	Rainbow	10,360 SF	E05	Jinny's Family Hair	1,300 SF
A02-B14	Destination Church	57,560 SF	D01	Martial Arts World	5,184 SF	E06	Winner Tattoo	1,495 SF
A03	Big Lots	51,235 SF	D02	Beauty World	8,196 SF	E07	My Spa and Nails	2,028 SF
A04	Church/Theater	9,629 SF	D04	Dragon Express	1,200 SF	E08	AVAILABLE	1,635 SF
B01	Nail Rap	1,200 SF	D05	Cost to Beeta Boss	1,140 SF	E09	Brown's Events	1,600 SF
B02	Dollar Tree	10,300 SF	D06	Japanese Steakhouse	4,604 SF	E09A	Elegant Edge Realty	1,209 SF
B04	Tobacco Zone	1,500 SF	E01	J&J Beauty	2,367 SF	E10	Prince George Cleaners	2,710 SF
B05-06	Secondhand Cash	6,000 SF	E02	AVAILABLE	1,377 SF			
B07	KaCha Thai	3,300 SF	E03	AVAILABLE	2,364 SF			
B08	Virginia ABC	2,700 SF	E02 & E03	AVAILABLE (Combined)	3,723 SF			
B09	Leon's Italian Rest.	2,000 SF	E04	Bamboo Barbershop	1,599 SF			

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AERIAL



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