



Colliers

12,381 SF

4,200 SF

5218-5280 Fairfield Shopping Center, Virginia Beach, VA

# Fairfield Shopping Center

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.

4,200 SF  
&

12,381 SF  
Junior Box  
Available For Lease

**George Fox**

Executive Vice President  
Retail Services  
+1 757 651 9380  
george.fox@colliers.com

**Steve Weinstein**

Associate  
Retail Services  
+1 757 262 7424  
steve.weinstein@colliers.com



# 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.

Lease Rate	Negotiable	
Lot Size	20.0 acres	
Total RBA	242,570 SF	
Zoning	B2	
Parcel G1 Size	0.63 acres	
Parcel G2 Size	0.63 acres	
Traffic Counts	Kempsville Road	32,000 VPD
	Providence Road	24,500 VPD

## Highlights



Fairfield  
Redevelopment  
Underway



3-mile  
Average HH  
Income of  
\$90,000



Outparcel  
Ground Leases  
Available



12,381 SF Former  
Rite Aid Available



130,000  
Population within  
3 miles



32,000 ADT  
(Kempsville Road)





## Site Plan

Unit #	Tenant	Size
1	Food Lion	38,538 SF
2	Five Guys	4,200 SF
3	Jovi Salon	2,700 SF
5	Relax the Feet	1,800 SF
6	AVAILABLE	12,381 SF
7	Center Stage Dance	4,000 SF
8	AVAILABLE	4,200 SF
11	Moe's Southwest Grill	3,000 SF
12	AJ Gators Sports Bar & Grill	4,640 SF
18	Burn Boot Camp	5,306 SF
20	Ivy Rehab	2,485 SF
21	Vino Italian Bistro	4,000 SF
22	Endless Nails	1,400 SF
24	Chi Chop	1,440 SF
25	Fairfield Flowers	1,440 SF
26	Papa John's	1,440 SF
29	Music and Arts	2,600 SF

Unit #	Tenant	Size
31A	TJ Maxx	25,800 SF
31B	Chkd Thrift Store	18,700 SF
31C	Taylor's Do It Center	20,425 SF
31D	D-Bat	17,935
A	Green Clean Car Wash	----
B	Truist Bank	1,789 SF
E	PNC Bank	2,262 SF
F1	Starbucks	2,165 SF
F2	Verizon Wireless	3,435 SF
G1	PAD AVAILABLE	0.63 AC
G2	At Lease	0.63 AC
G3	Chase Bank	0.63 AC



# Retailer Map





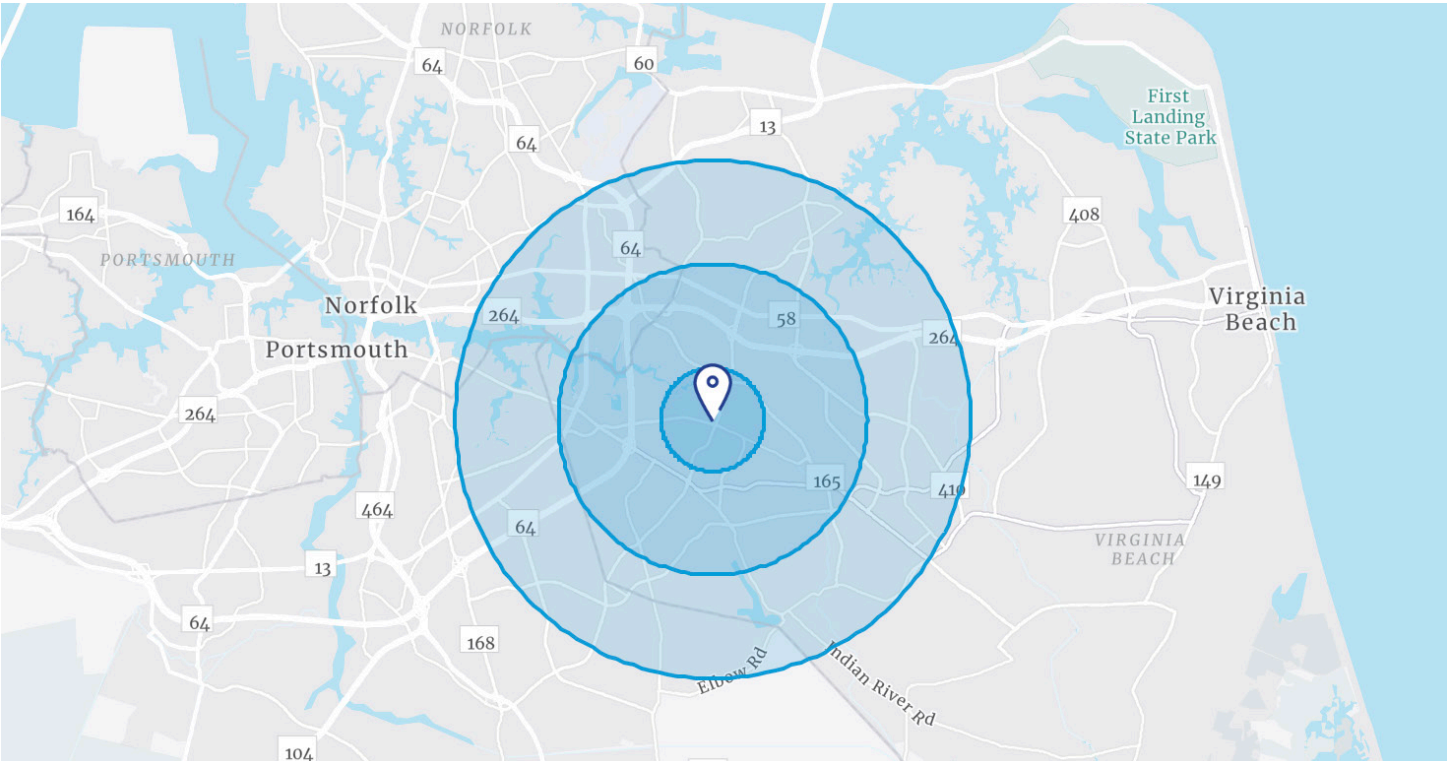
# Demographics

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







5218-5280 Fairfield Shopping Center, Virginia Beach, VA

**George Fox**

Executive Vice President,  
Retail Services  
+1 757 651 9380  
george.fox@colliers.com

**Steve Weinstein**

Associate  
Retail Services  
+1 757 262 7424  
steve.weinstein@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC



colliers.com

Accelerating success.