

BIRCHWOOD SHOPPING CENTER

SMALL SHOP/ JUNIOR ANCHOR/ DESTINATION/ NONRETAIL OPPORTUNITIES AVAILABLE

Virginia Beach, Virginia



- **Busy ± 384,000 SF Birchwood Shopping Center anchored by: BJ's Wholesale Club, Burlington Coat Factory, Food Lion, Original Mattress Factory, Dollar Tree, Lumber Liquidators, and pOpshelf**
- **Great access with traffic signal from Virginia Beach Blvd (53,384 VPD-2024) close to Virginia Beach Town Center and Rosemont Rd exit on I-264**
- **AVAILABLE:**
 - **PROMINENT SMALL SHOP $\pm 1,477$ SF** end-cap space, with fantastic VA Beach Blvd. visibility
 - **ATTRACTIVE JUNIOR ANCHORS $\pm 9,904$ SF** space next to pOpshelf and $\pm 20,000$ SF freestanding space next to Burlington
 - **DESTINATION RETAIL OR NONRETAIL $\pm 6,300$ SF** space near BJ's Wholesale Club, and $\pm 7,320$ SF space with high ceilings, both with overhead doors

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
Population	16,177	116,028	281,345
Households	6,572	47,260	113,445
Ave. HH Inc.	\$107,566	\$110,498	\$117,277

CONTACT: _____

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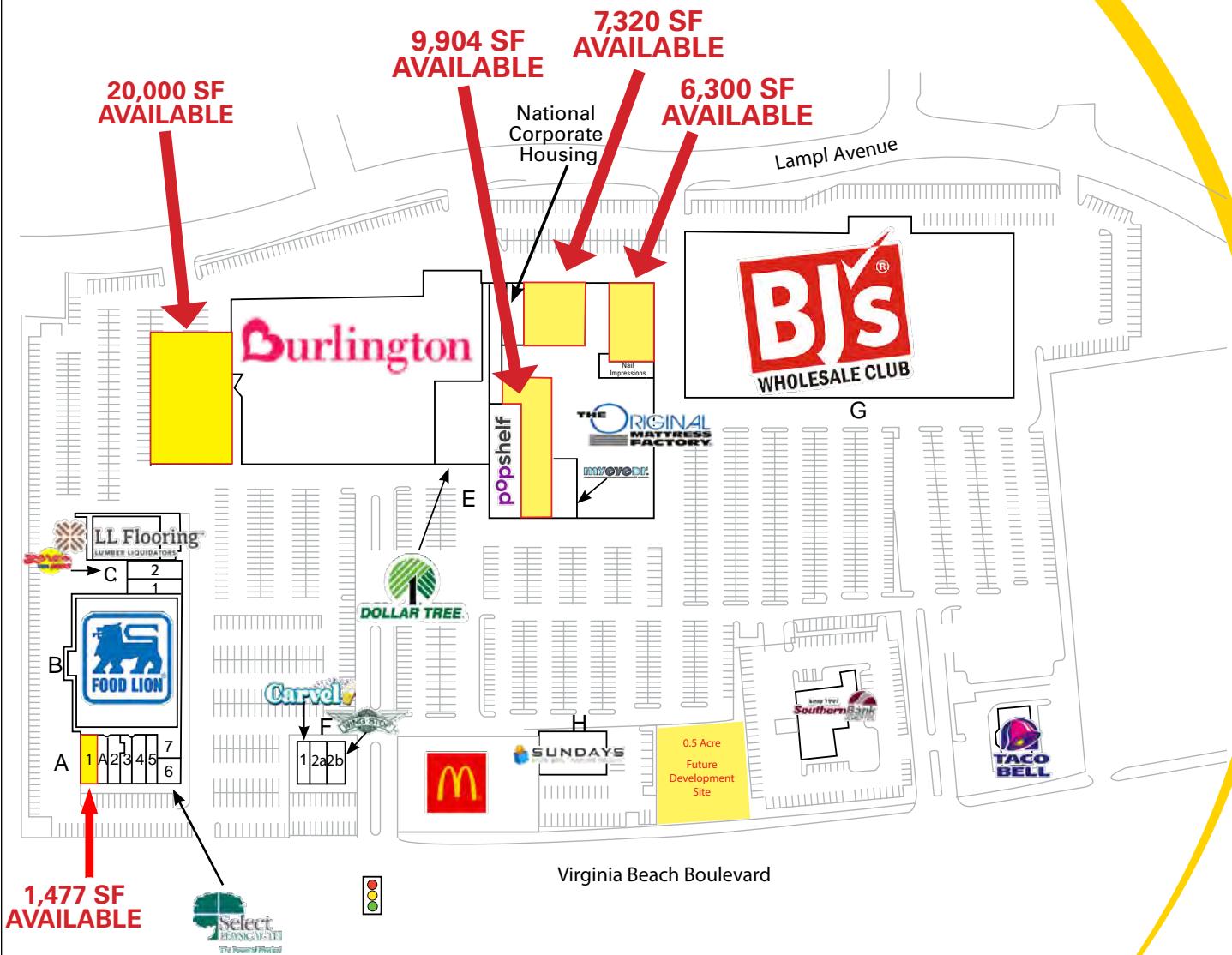
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A Tradition of Forward Thinking

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We cannot be responsible for errors, omissions, withdrawal, or prior lease. Broker has ownership interest in this property.

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BIRCHWOOD SHOPPING CENTER - PHOTO GALLERY - VIRGINIA BEACH, VA



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