



CHASE



TJ-MAXX



RITE AID



Pad Site  
Available For Lease

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.

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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.

<b>Lease Rate</b>	Negotiable	
<b>Lot Size</b>	20.0 acres	
<b>Total RBA</b>	242,570 SF	
<b>Zoning</b>	B2	
<b>Parcel G1 Size</b>	0.63 acres	
<b>Parcel G2 Size</b>	0.63 acres	
<b>Traffic Counts</b>	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



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	Rite Aid	12,381 SF
7	Center Stage Dance	4,000 SF
8	Hallmark	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

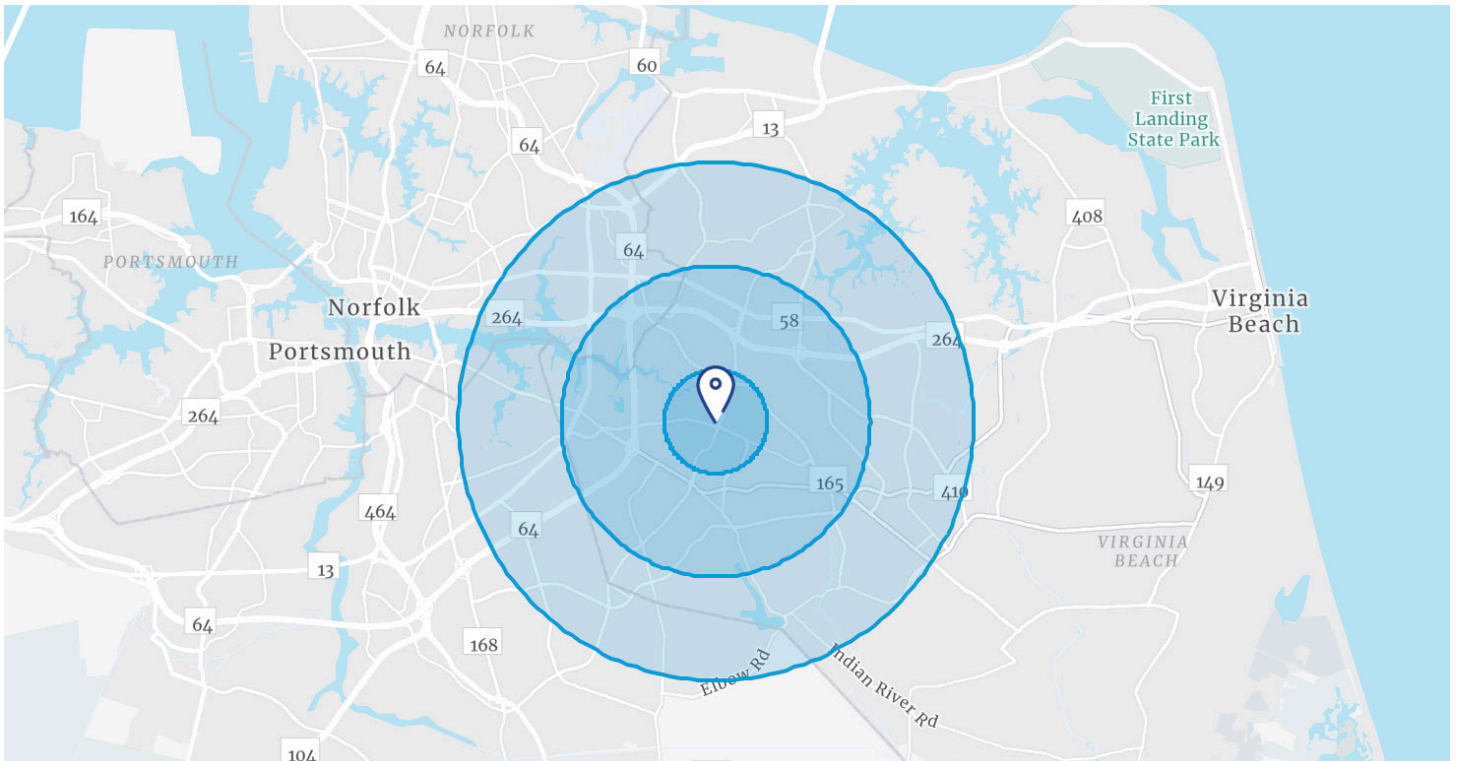
Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	13,319	129,526	322,529
<b>Median Age</b>	44.7	37.8	37.1
<b>Median Age (Male)</b>	42.5	36.1	35.7
<b>Median Age (Female)</b>	47.1	39.4	38.5

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



## Demographic Map







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