

CHURCHLAND SHOPPING CENTER

5748 CHURCHLAND BOULEVARD



OFFERING SUMMARY

AVAILABLE SF:	2,600-6,800 SF
LEASE RATE:	\$15.00 PSF NNN
NNN AMOUNT:	\$4.00 PSF
LEASE TERM:	Negotiable
PARKING:	600+
CENTER:	191,298 SF
ZONING:	GMU

PROPERTY OVERVIEW

Food Lion anchored shopping center
Strong Food Lion sales, increasing year over year
Join grocery, fashion, medical and restaurant tenants in vibrant, active shopping center
Various sizes available
Recent improvements to center
Quick access to I-664 & Rte. 164
Tenants include Food Lion, Sentara, Family Dollar, Cato Fashions, Jo Jack's Coffee, Popeye's, H&R Block and many more.
Strong 1, 3 & 5 mile demographics

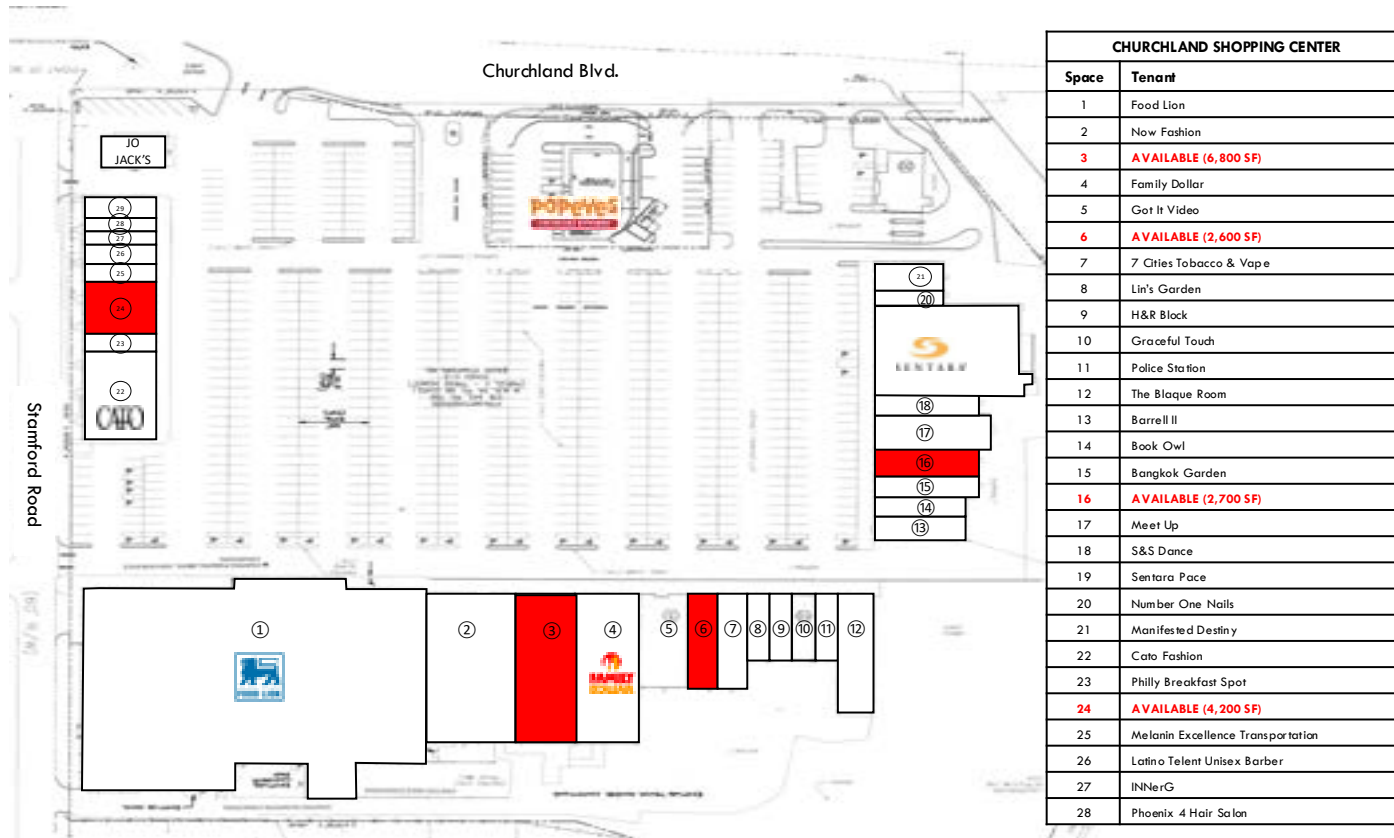


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SITE PLAN

5748 CHURCHLAND BOULEVARD



CHURCHLAND SHOPPING CENTER	
Space	Tenant
1	Food Lion
2	Now Fashion
3	AVAILABLE (6,800 SF)
4	Family Dollar
5	Got It Video
6	AVAILABLE (2,600 SF)
7	7 Cities Tobacco & Vape
8	Lin's Garden
9	H&R Block
10	Graceful Touch
11	Police Station
12	The Blaque Room
13	Barrell II
14	Book Owl
15	Bangkok Garden
16	AVAILABLE (2,700 SF)
17	Meet Up
18	S&S Dance
19	Sentara Pace
20	Number One Nails
21	Manifested Destiny
22	Cato Fashion
23	Philly Breakfast Spot
24	AVAILABLE (4,200 SF)
25	Melanin Excellence Transportation
26	Latino Talent Unisex Barber
27	INNNeG
28	Phoenix 4 Hair Salon

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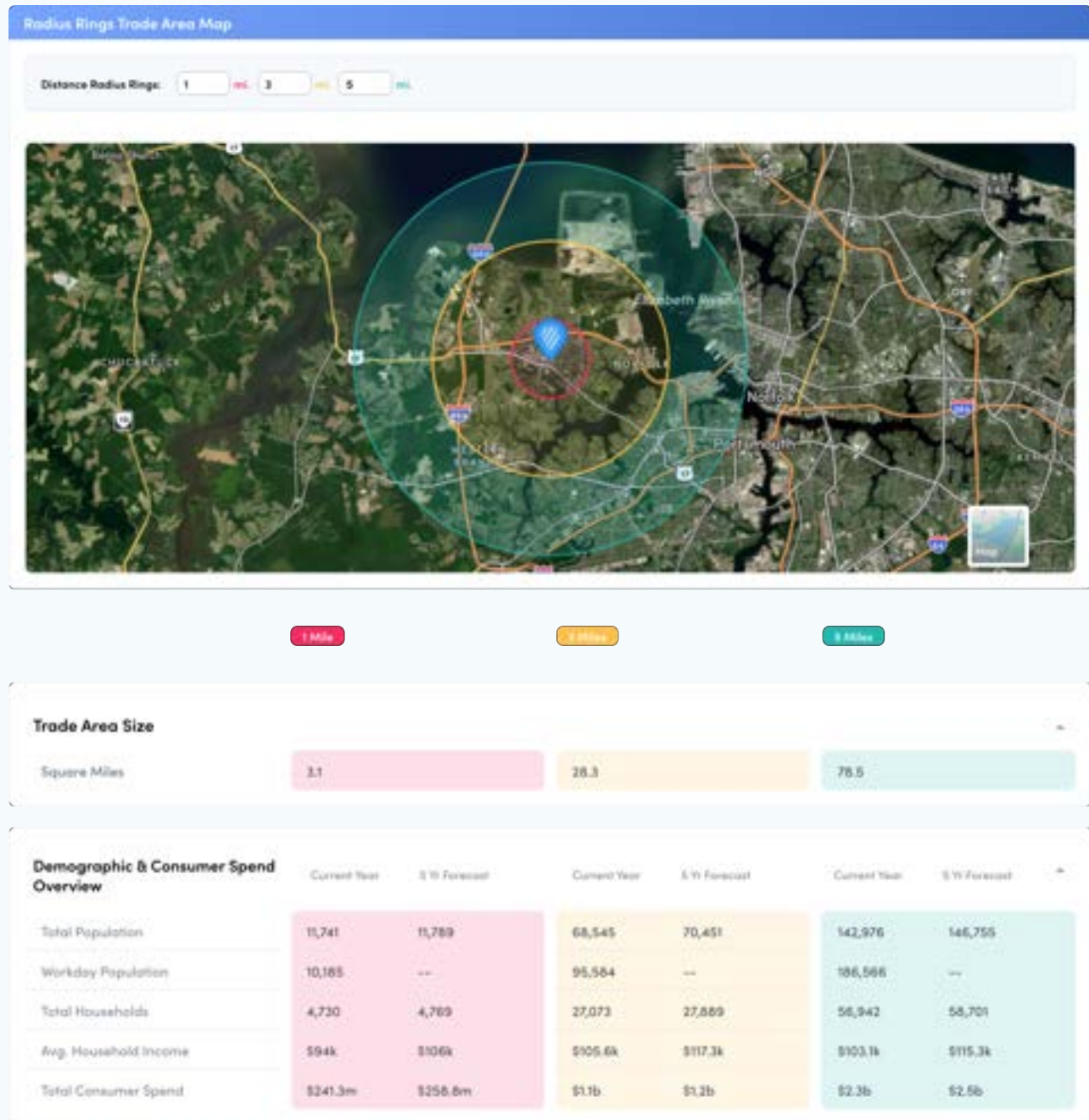
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DEMOGRAPHIC REPORT

5748 CHURCHLAND BOULEVARD

Radius Rings Trade Area

5748 Churchland Blvd · 5748 Churchland Blvd, Portsmouth, VA 23703, USA



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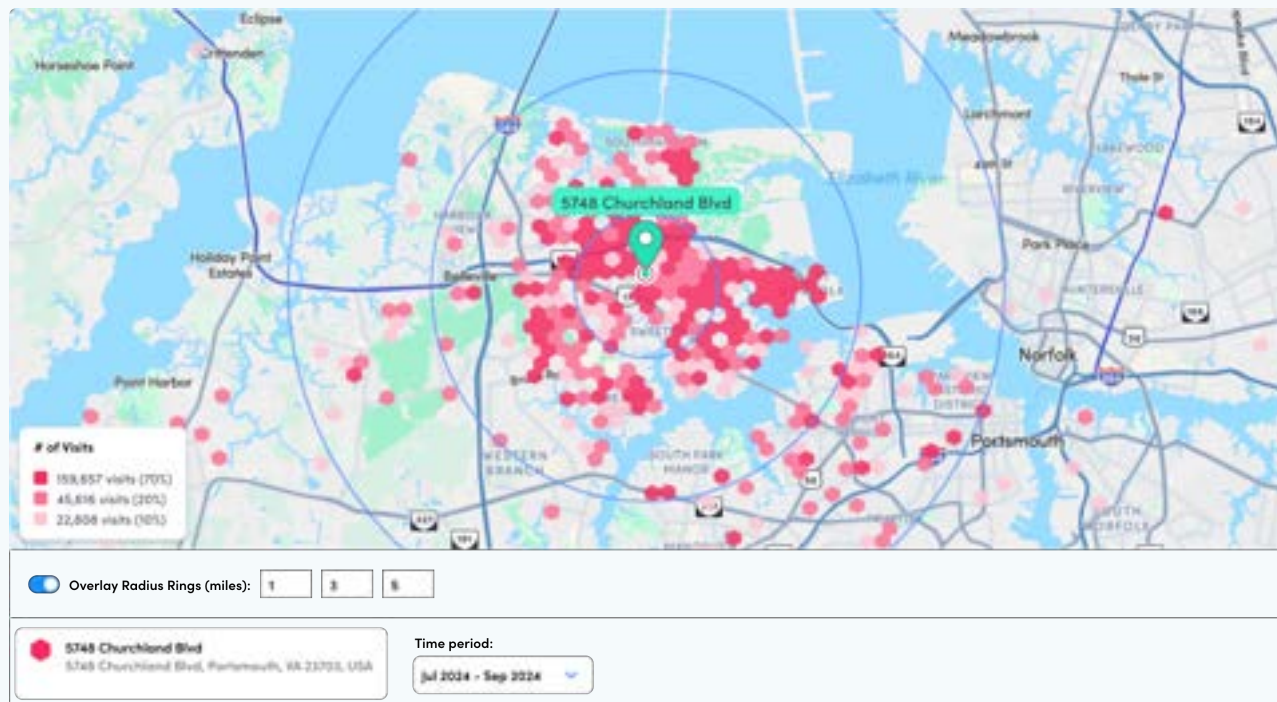
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TRUE TRADE AREA

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Custom Polygon True Trade Area

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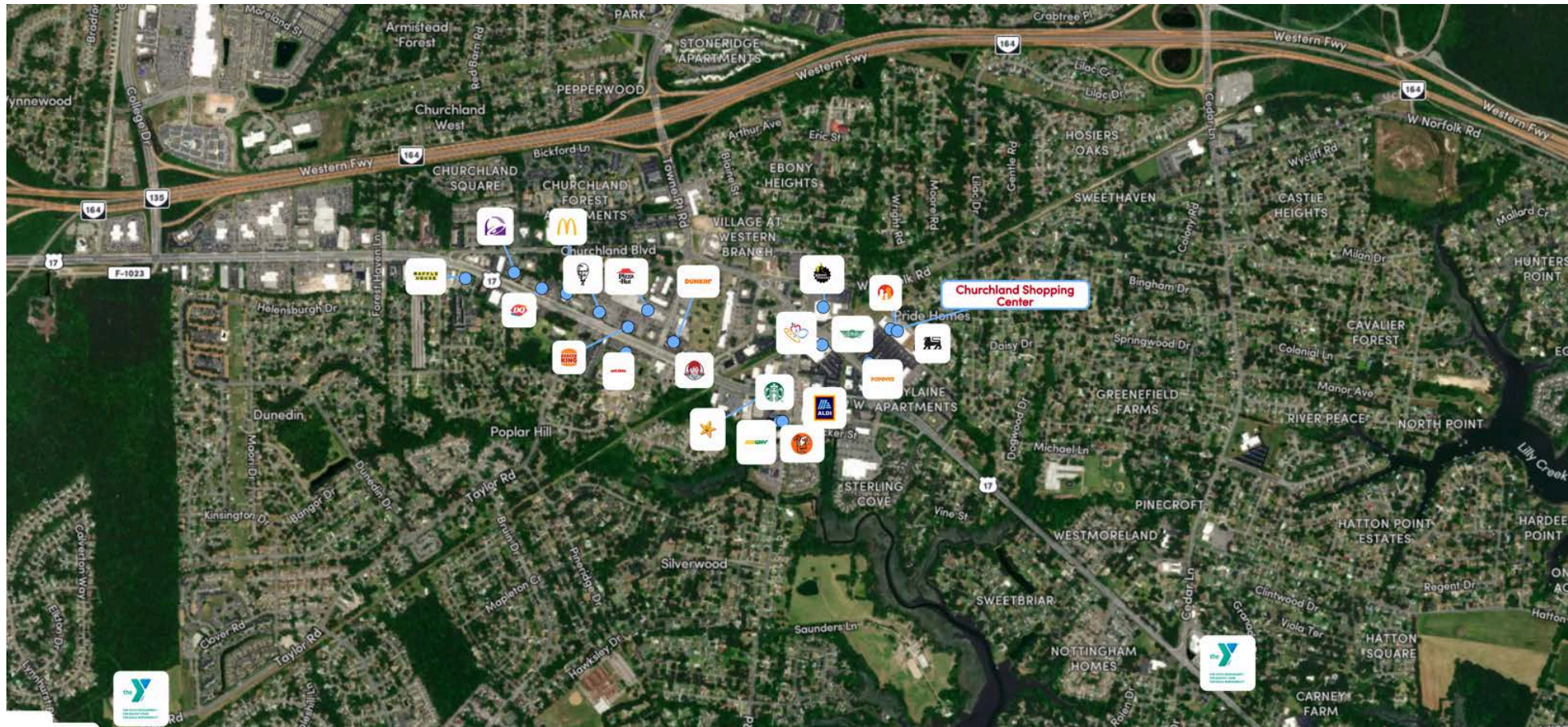
Consumer Spending	Current Year	3 Yr Forecast
Total Retail	\$883m	\$883m
Food	\$102m	\$108m
Alcohol	\$12m	\$12m
Housing	\$423m	\$443m
Apparel	\$58m	\$40m
Transportation	\$190m	\$206m
Health	\$83m	\$88m
Entertainment	\$83m	\$88m
Personal Care	\$17m	\$18m

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AERIAL MAP

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MEET THE TEAM

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David Tunnicliffe has partnered with KW Elite 757 in Chesapeake to launch the KW Commercial division in SE Virginia and NE North Carolina. In the past David was the Vice President of Commercial Leasing and Sales with Cushman & Wakefield | Thalhimer has served as Principal Broker with AFO Realty.

David's expertise spans over 13 years and focuses on leasing and sales, having represented national, regional, and local tenants, landlords, and developers in finding prime locations across Virginia and northeast North Carolina. David's industry leadership includes his role as the HRRRA Commercial Director. He leverages his in-depth knowledge of commercial real estate markets from Richmond to Virginia Beach and beyond, ensuring optimal outcomes for his clients.

David graduated with honors from Old Dominion University in 2007, earning a double major in Business Management and Decision Science, along with a minor in Music Performance. Outside of real estate, David is an accomplished endurance athlete, having competed in marathons, ultra-marathons, and half-ironman races, as well as competitive sailing and stand-up paddle board racing. A resident of southeast Virginia since 2003, he has been married for over 17 years and is a dedicated father to four children and is an active member of his local community church.

ABOUT KW COMMERCIAL

KW Commercial is a rapidly growing division of Keller Williams Realty, leveraging the parent company's global reach and vast agent network to compete in the commercial real estate space. With more than 1,800 commercial agents across over 800 offices, KW Commercial is uniquely positioned to provide localized expertise with the backing of a powerful international brand. Their business model emphasizes technology-driven solutions, extensive agent training, and a focus on fostering relationships, allowing agents to meet the needs of clients across various property types, including office, retail, industrial, and multifamily assets. This large-scale infrastructure enables KW Commercial to deliver both boutique-level service and the resources of a global firm.