

# Providence Square Shopping Center

The corner of Kempsville Rd. & Providence Rd.  
Virginia Beach, VA 23464



**Broker Contact:**

Claudine Usonis  
(757) 486.1000 TTY 711







**SUBWAY**

**BIRDLAND MUSIC**  
COMPACT DISCS & VINYL

Manivahn  
**HAIR-SALON**



**iPhone Repair VR**  
CELL PHONE, TABLET & COMPUTER REP.





# Why Choose Providence Square Shopping Center?

**315,000**

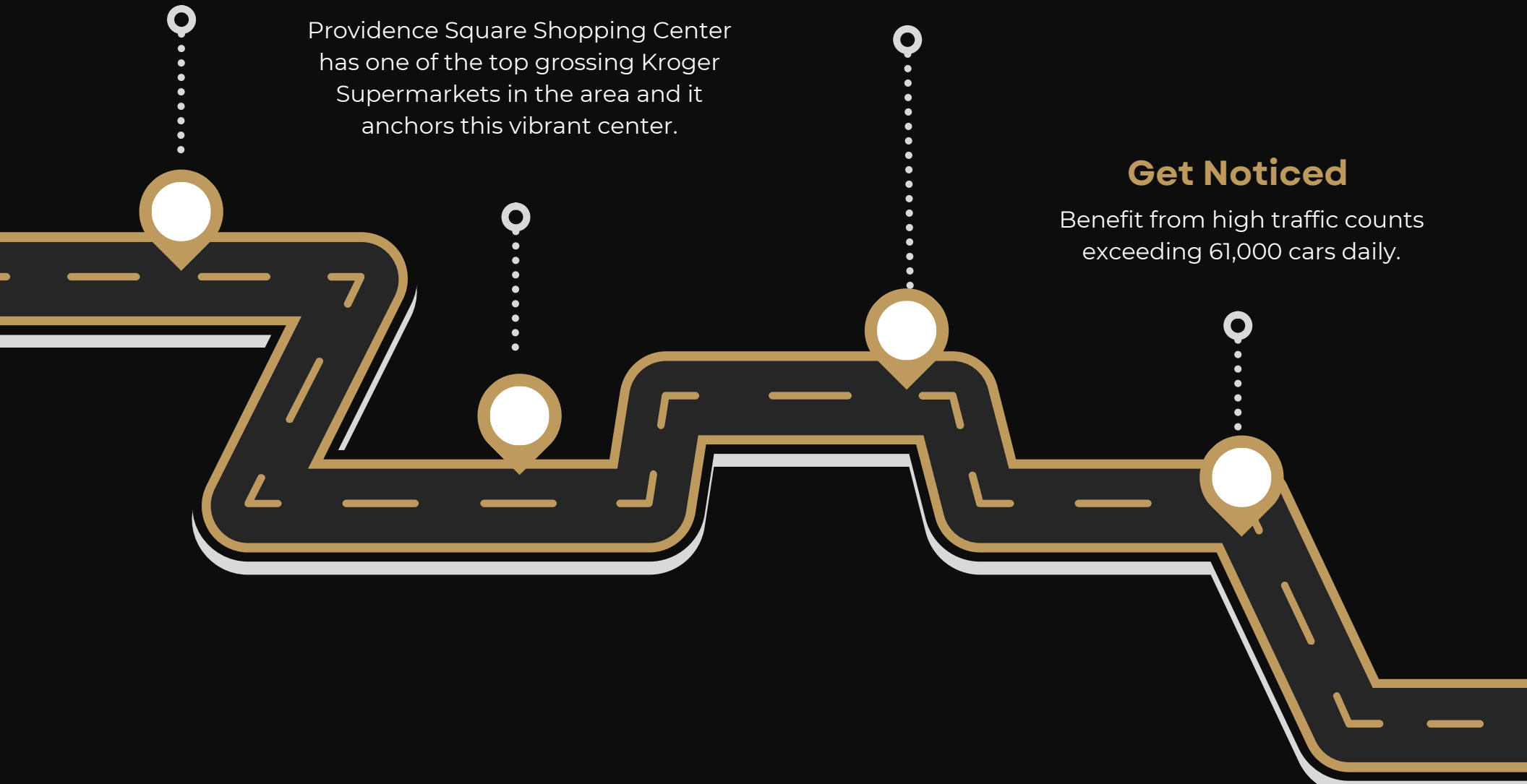
Over 315,000 potential customers reside within a 5-mile radius

Incredible customer draw from our diverse tenant mix such as Long and Foster, Subway, Blue Ribbon Pet Grooming, Virginia ABC Store and the local favorite, The Skinny Dip.

Providence Square Shopping Center has one of the top grossing Kroger Supermarkets in the area and it anchors this vibrant center.

**Get Noticed**

Benefit from high traffic counts exceeding 61,000 cars daily.







**SUSHI MASA**

KEMPSTOWN  
**PAWNS**

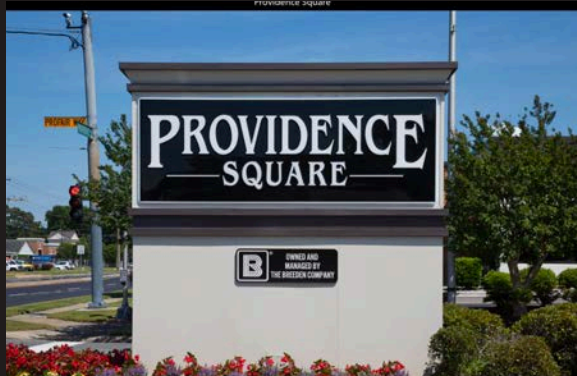
SILVER JEWELRY CLOCKS  
**CASH FOR GOLD**

**BUY LOAN SELL**  
WE BUY SELL PAWNS ALL KINDS OF JEWELRY  
WATCHES CLOCKS  
CASH FOR GOLD  
CASH FOR SILVER  
CASH FOR JEWELRY  
CASH FOR CLOCKS  
CASH FOR WATCHES  
CASH FOR PAWNS  
CASH FOR JEWELRY  
CASH FOR CLOCKS  
CASH FOR WATCHES  
CASH FOR PAWNS

**ALL YOU CAN EAT**  
Lunch \$11.95 Dinner \$28.95

**STOP**





Center Location:

The corner of Kempsville Rd. &  
Providence Rd.  
Virginia Beach, VA 23464

Size:

144,879 SF

Parking:

995 Spaces

Rental Rate:

Contact Agent

Estimated CAM, Taxes & Insurance:

\$3.21 / SF

Space Available:

Store #965 - 2,000 SF (Available)

Store #955 - 15,000 SF (Available 6/1/26)

Outparcel:

01-130 - 2,360 SF (Available 5/1/26)

Broker Contact:

Claudine Usonis

757-486-1000 TTY 711

## MAJOR TENANTS

*The Skinny Dip*  
frozen yogurt bar



## OUTPARCEL



KLAR VOORHEES HOLMES  
ORTHODONTICS







# Providence Square Shopping Center

1045 Kempsville Rd. • Virginia Beach, VA 23464 • [www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

Available 5/1/26  
2,360 SF

Kempsville Rd.



Available  
2,000 SF

Available 6/1/26  
15,000 SF



Providence Rd.





# Providence Square Shopping Center

Suite #	Tenant
1053-1049	Rock Ink N Roll Tattoo
1047	Bodhi Chiropractic
1045	June Alterations
1043	Coastal Vitamin & Herbs
1041	Tumbeezy Cookies
1039-1033	Providence Square Vet
1031	Amazing Sculptz
1029-1025	45 Elite
1023	Blue Ribbon Pet Grooming
1021	Classic Diner
1019	Crew Cuts Barber Shop
1017	Next Level Beauty
1015-1013	Signatures of Style
1011	Salad Master
1009-1007	Kempsville Pawn Shop
1005	Virginia Symphony Orchestra
1003-1001	Hyderabad Biryani House

Suite #	Tenant
991-995	Surf Rider
989	Kappo Nara Raman
987	Ninja Tea
985	The Skinny Dip Frozen Yogurt Bar
983-981	Dollar Bank
979	China Cafe
977	Jenny's Nails
975	Kroger
967	One Main Financial
<b>965</b>	<b>2,000 SF (AVAILABLE)</b>
963A	Tropical Fish by Jungle Aquatics
963B	Long and Foster
961	Smith Books
957-959	Virginia ABC Store
<b>955</b>	<b>15,000 SF (AVAILABLE 6/1/26)</b>



Suite #	Tenant
953	Subway
951	Birdland Music
949	Manivahn's Hair Salon
947	Tidewater Skate Shop
945	DanzStar
943-939	Brick House Diner

## Outparcel Tenants

Farm Bureau Insurance

**Children's Dentistry & Orthodontics**  
**- (2,360 SF AVAILABLE 5/1/26)**

Wells Fargo

7-Eleven

Plaza Azteca

Bayport Credit Union

Wendy's

Klar Voorhees Holmes Orthodontics





## **OUR MISSION: Help Others. Live Better.**

"Help Others. Live Better." is more than just a mission statement; it is the guiding principle that shapes everything The Breeden Company does. We believe that by helping others, we not only improve the lives of our company's team members but also support more compassionate and caring communities. This mission drives us to actively engage with and uplift the communities we are part of, recognizing that our success is intertwined with the well-being of those who live, work and play there.

Positive impacts on the communities in which we are a part of are crucial to us because they foster a sense of belonging and mutual growth. When we invest in the health, education and prosperity of our communities, we build stronger, more resilient environments where everyone can thrive. Our commitment to making a difference ensures that we contribute to a cycle of continuous improvement, where helping others leads to a better quality of life for all.





## WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).



## CONTACT:

---



Claudine Usonis  
Breedon Realty  
ClaudineU@thebreedencompany.com



**BREEDON**

Nationally Recognized

560 Lynnhaven Parkway  
Virginia Beach, VA 23452

(757) 486.1000 TTY 711 | [www.TheBreedonCompany.com](http://www.TheBreedonCompany.com)

