

NEWLY RENOVATED SHOPPING CENTER GROCERY ANCHOR COMING 2026

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325



Brokerage with vision. Real estate with results.

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 800- 23,000 SF

Lease Rate: Negotiable (NNN)

Building Size: 121,449 SF

Zoning: B2

PROPERTY HIGHLIGHTS

- Located near the intersection of Indian River Road and South Military Highway with quick access to I-64, I-264 and I-464
- Grocery Anchor opening 2026
- Anchored by Dollar Tree, Family Dollar, and Advanced Auto
- Tenant Improvement package offered for qualified tenants.
- Approximately 31,000 vehicles per day



DEMOGRAPHICS	2 Miles	3 Miles	5 Miles
Total Households:	17,313	35,507	100,484
Total Population:	45,894	96,844	275,481
Average HH Income:	\$60,209	\$60,388	\$60,694



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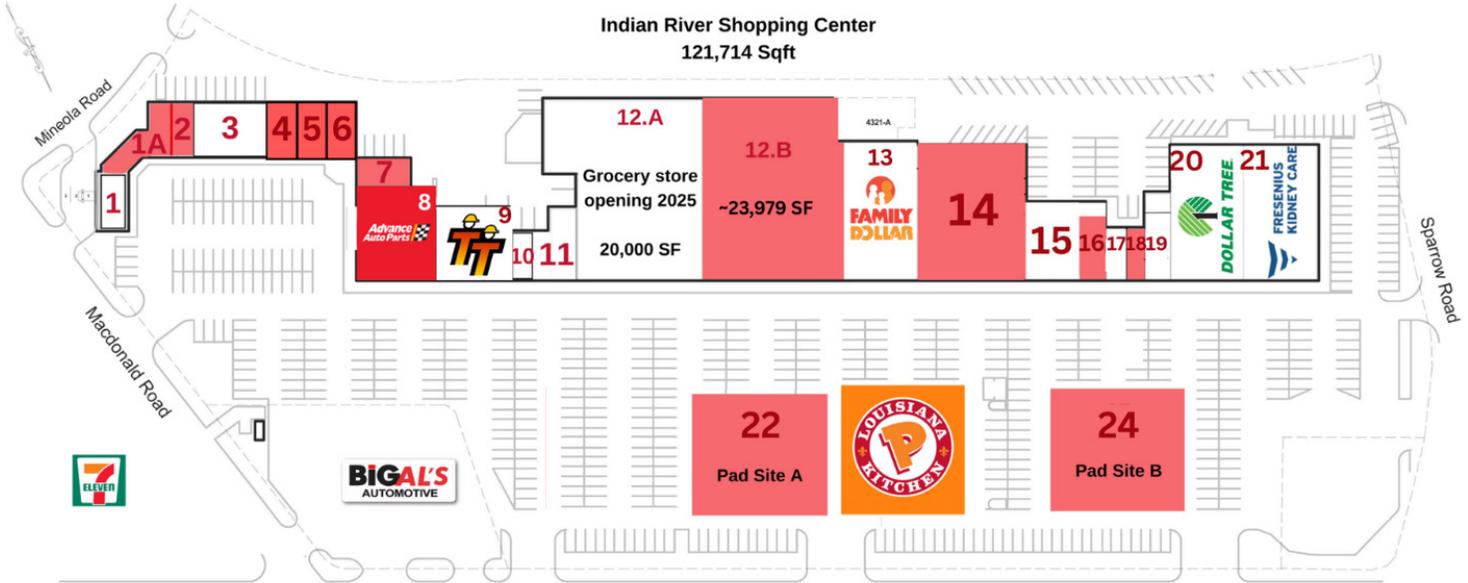
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SITE PLAN



Indian River Shopping Center

■ Available

1.) 4361	Addus	1,726 SF	13.) 4323A	Family Dollar	8,982 SF
1A) 4359B	Available	1,941 SF	14) 4321A	Available	12,400 SF*
2.) 4359A	Available	800 SF	<i>*can be subdivided</i>		
3.) 4351	Island Jerk Hut	2,409 SF	15.) 4317	Laundromat	3,965 SF
4.) 4351A	Available	1,272 SF	16.) 4315	Available	1,189 SF
5.) 4349	Available	1,240 SF	17.) 4313	Hair Studio	890 SF
6.) 4347	Available	1,263 SF	18.) 4311	Available	703 SF
7.) 4347A	Available	1,098 SF	19.) 4309	Top Nails	1,843 SF
8.) 4345	Advance Auto	6,976SF	20.) 4303A	Dollar Tree	9,235 SF
9.) 4339	Trade Team USA	3,707 SF	21.) 4303	Fresenius	7,730 SF
10.) 4337	No. 1 Chinese	982 SF	PAD SITES		
11.) 4325/4333	NY Variety	2,587 SF	22.) Available	Pad Site A	
12A) 4323D	Grocery Store	20,000 SF	23.) Popeye's	- 2,300 SF	
12B) 4323C	Available	23,979 SF	24.) Available	Pad Site B	



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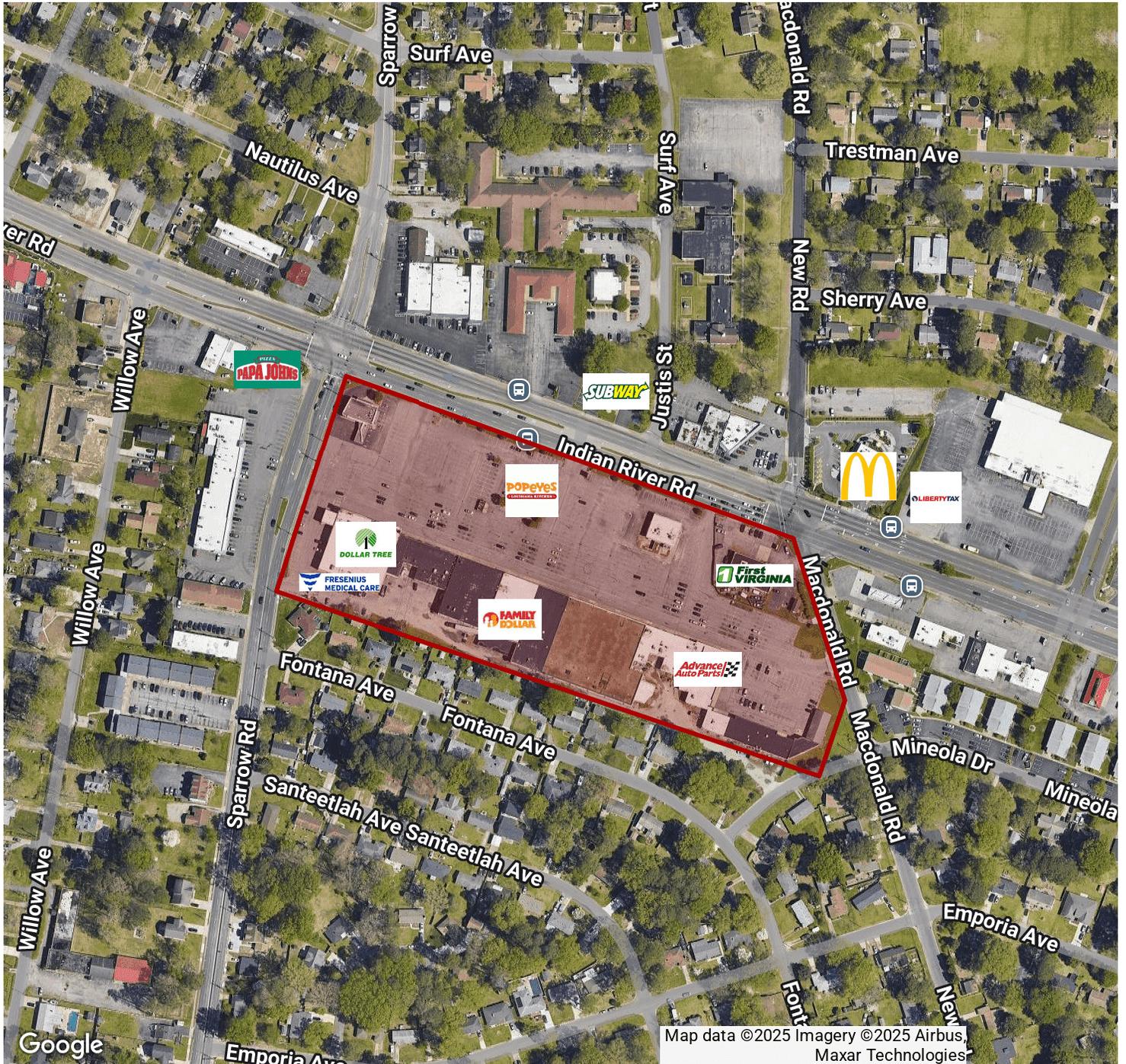
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RETAIL PROPERTY FOR LEASE

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RETAILER MAP



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