



For Lease

George Fox
Executive Vice President
+1 757 651 9380
george.fox@colliers.com

Steve Weinstein
Associate
+1 757 262 7424
steve.weinstein@colliers.com

150 W Main Street | Suite 1100
Norfolk, VA 23510
+ 757 490 3300
colliers.com

Woods Corner Shopping Center

1920 Centerville Turnpike | Virginia Beach, VA 23464

Property Features:

- 3,700 SF 2nd Gen Restaurant Available with prime visibility on outparcel
- Small shop space available from 1,600-1,675 SF
- Strategically positioned with direct access to Interstate 64, the property sits at the heart of the Kempsville submarket — one of Virginia Beach's most densely populated and high-traffic corridors

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	14,342	98,112	247,912
Average HH Income	\$117,380	\$114,389	\$110,854
Daytime Population	9,221	93,143	228,281
Traffic Count - Kempsville Rd: 34,000 VPD Centerville Turnpike: 17,000 VPD			

Executive Summary

Property Description:	Woods Corner Shopping Center is located at the intersection of Centerville Turnpike and Kempsville Road. It is located approximately one mile from the campus entrance to Regent University and The Founders Inn Hotel and Conference Center. The property is an attractive, distinctive community shopping center located in the heart of Kempsville, the most highly populated submarket of Virginia Beach. This business and shopping community center is anchored by Food Lion and Dollar General.
Year Constructed:	1988
Shopping Center Size:	Approximately 152,314 square feet
Lease Rate:	Contact Agent
Availability:	Suite 95: 1,675 sq. ft. Suite 102: 1,600 sq. ft. Suite 105: 1,600 sq. ft. Parcel 2: 3,700 SF
CAM, Taxes & Insurance:	Current estimate is \$3.42/sf
Anchors:	Food Lion, Dollar General
Key Tenants:	Camp Bow Wow, Rudy and Kelly, Sushi King, Sentara, Glory's Bakery
Zoning:	B-2
Parking:	755 Free Surface Spaces
Street Frontage:	1,125 ft on Centerville Turnpike (with 3 curb cuts) & 425 ft on Kempsville Rd
Property Features:	Dedicated Turn Lane, Monument Signs (2), and Signalized Intersection



Tenant Roster and Site Plan



Unit No.	Tenant Name	S.F.	
100/101	Wing King Bar and Grill	5,275	50'x105.5'
102	Available	1,600	20'x80'
103/104	Chick n Roll	3,400	
105	Available	1,600	20'x80'
106	Lovely Nails	1,050	15'x70'
107	The Lady Parlor Hair Salon	1,050	15'x70'
108	China Hall	1,050	15'x70'
109-112	3 Amigo's	5,310	
113	Medi-Weight Loss	2,160	30.8'x70'
114a	Rudy & Kelly	18,413	
114b	Centerville Bingo	12,822	
115	Domino's Pizza	1,686	20'x94.3'
116	Glory's Bakery	1,686	20'x94.3'
117	Tobacco Land	1,586	20'x79.3'
118	Tattoo	1,486	20'x79.3'
119	Dollar General	10,950	
120-122	DAVITA	7,016	
123	Expansion Space	1,742	
124/125	VB Fit Kid	3,564	
126	Camp Bow Wow	8,554	75'x114'
127	Food Lion	41,841	
128	Sushi King	12,648	
95	Available	1,675	
96/97	Guzman Insurance Agency	1,375	
98	DIY Treasures & Gifts	925	18.5'x50'
99	Golden Slippers	1,750	33'x50'

OUTPARCELS	
A	Dunkin' Donuts
1	Sonic
2	Available
3	Wells Fargo ATM
4	Sentara

Photo Gallery



Aerial



Aerial View



George Fox
Executive Vice President
+1 757 651 9380
george.fox@colliers.com

Steve Weinstein
Associate
+1 757 262 7424
steve.weinstein@colliers.com



Accelerating success.