

0.6 AC
Outparcel



Centerville Turnpike (34,375 VPD)

Kempsville Road (17,335 VPD)



For Lease

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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			

Accelerating success.

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. Suite 123: 1,742 sq. ft. Parcel 2: 3,700 SF Outparcel 2: 0.6 AC
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
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
114a	Rudy & Kelly	18,413
114b	Centerville Bingo	12,822
115	Domino's Pizza	1,686
116	Glory's Bakery	1,686
117	Tobacco Land	1,586
118	Tattoo	1,486
119	Dollar General	10,950
120-122	DAVITA	7,016
123	Available	1,742
124/125	VB Fit Kld	3,564
126	Camp Bow Wow	8,554
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
99	Golden Slippers	1,750 33'x50'
OUTPARCELS		SIZE
A	Dunkin' Donuts	
1	Sonic	
2	Available	0.6 AC
3	Wells Fargo ATM	
4	Sentara	

Photo Gallery



Aerial



Area Map



NEWPORT NEWS

HAMPTON

Naval Station Norfolk

Port of Virginia

NORFOLK

PORTSMOUTH

VIRGINIA BEACH

Town Center
of Virginia Beach

Virginia Beach
Oceanfront

Oceana Naval
Air Station

Oceana Dam
Neck Annex

CHESAPEAKE

Dollar Tree Corporate
Headquarters

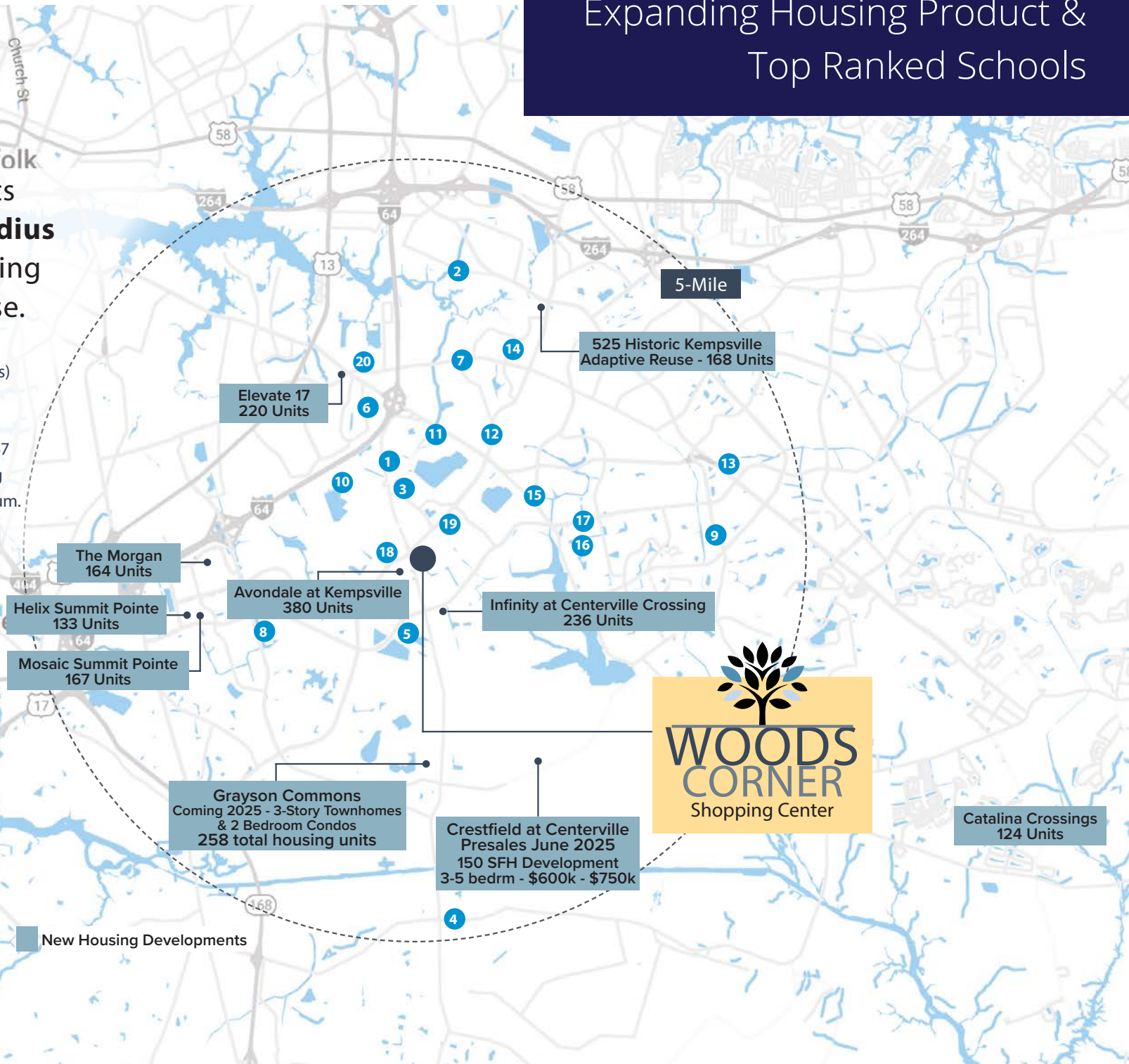

**WOODS
CORNER**
Shopping Center

Expanding Housing Product & Top Ranked Schools

Over **246,000** residents live within a **5-mile radius** of Woods Corner, offering a strong consumer base.

The surrounding area features top-rated schools (Hickory and Great Bridge districts) and a diverse housing mix, including established neighborhoods and new multifamily developments like Mosaic (167 units) and HELIX (133 units), underscoring continued demand and leasing momentum.

Schools		# of Students
1	Regent University	10,168
2	Arrowhead Elementary School	537
3	Brandon Middle School	1,055
4	Butts Road Middle School	575
5	Centerville Elementary School	670
6	College Park Elementary School	479
7	Fairfield Elementary School	471
8	Greenbrier Middle School	900
9	Indian Lakes Elementary School	494
10	Indian River Middle School	635
11	Kempsville Elementary School	469
12	Kempsville Meadows Elementary School	470
13	Parkway Elementary School	473
14	Point O View Elementary School	733
15	Providence Elementary School	542
16	Salem High School	1,675
17	Salem Middle School	1,200
18	Tallwood Elementary School	594
19	Tallwood High School	1,875
20	Woodstock Elementary School	664



Aerial View



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