

Retail Property
For Lease



FAIRFIELD SHOPPING CENTER

5424 FAIRFIELD SHOPPING CENTER
VIRGINIA BEACH, VA 23464

LEE COWDEN

Senior Vice President of Operations

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PROPERTY DESCRIPTION

Fairfield Shopping Center is a Food Lion anchored center offering high visibility, foot traffic, and convenient access for patrons. With its attractive facade and strategic location, this space is perfect for businesses seeking a vibrant and dynamic setting to thrive.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	12,381 - 27,634 SF
Building Size:	184,106 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,590	49,082	126,627
Total Population	12,579	124,639	322,460
Average HH Income	\$126,769	\$101,387	\$99,151



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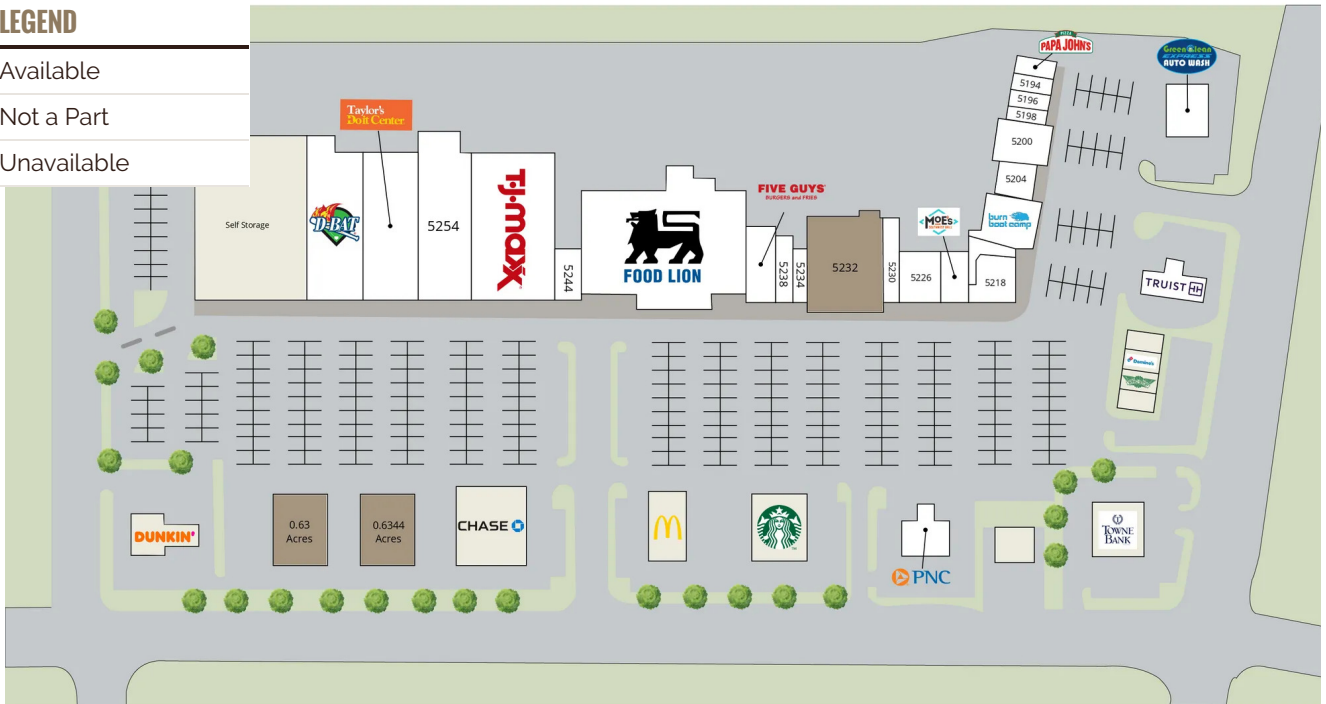


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LEGEND

- Available
- Not a Part
- Unavailable



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
5242	Food Lion	38,538 SF	NNN
5240	Five Guys	4,200 SF	NNN
5238	Monarch Hair Co.	2,700 SF	NNN
5234	Relax the Feet	1,800 SF	NNN
■ 5232	Available	12,381 SF	NNN
5230	Center Stage Dance Company	4,000 SF	NNN
5226	Banner's Hallmark	4,200 SF	NNN
5222	Moe's Southwest Grill	3,000 SF	NNN
5218	AJ Gator's Sports Bar & Grill	4,640 SF	NNN
15A	AJ Gator's Storage	461 SF	NNN
5208	Burn Boot Camp	5,306 SF	NNN
5204	Ivy Rehab Therapy	2,485 SF	NNN



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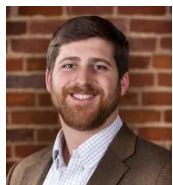
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SUITE	TENANT	SIZE	TYPE
5200	Vino Italian Bistro	4,000 SF	NNN
5198	Endless Nails	1,490 SF	NNN
5196	Chi Chop	1,440 SF	NNN
5194	Fairfield Flowers	1,440 SF	NNN
5192	Papa John's Pizza	1,440 SF	NNN
5244	Music & Arts Center	2,600 SF	NNN
5252	T.J. Maxx	25,800 SF	NNN
3254	CHKD Thrift Store	18,700 SF	NNN
5258	Taylor's Do-It-Center	17,026 SF	NNN
2558A	D-Bat	17,935 SF	NNN
837	Green Clean Express Auto Wash	3,906 SF	NNN
849	Truist Bank	2,356 SF	NNN
5224	PNC Bank	2,262 SF	NNN
■ Outparcel 1	Available	0.63 Acres	NNN
■ Outparcel 2	Available	0.634 Acres	NNN



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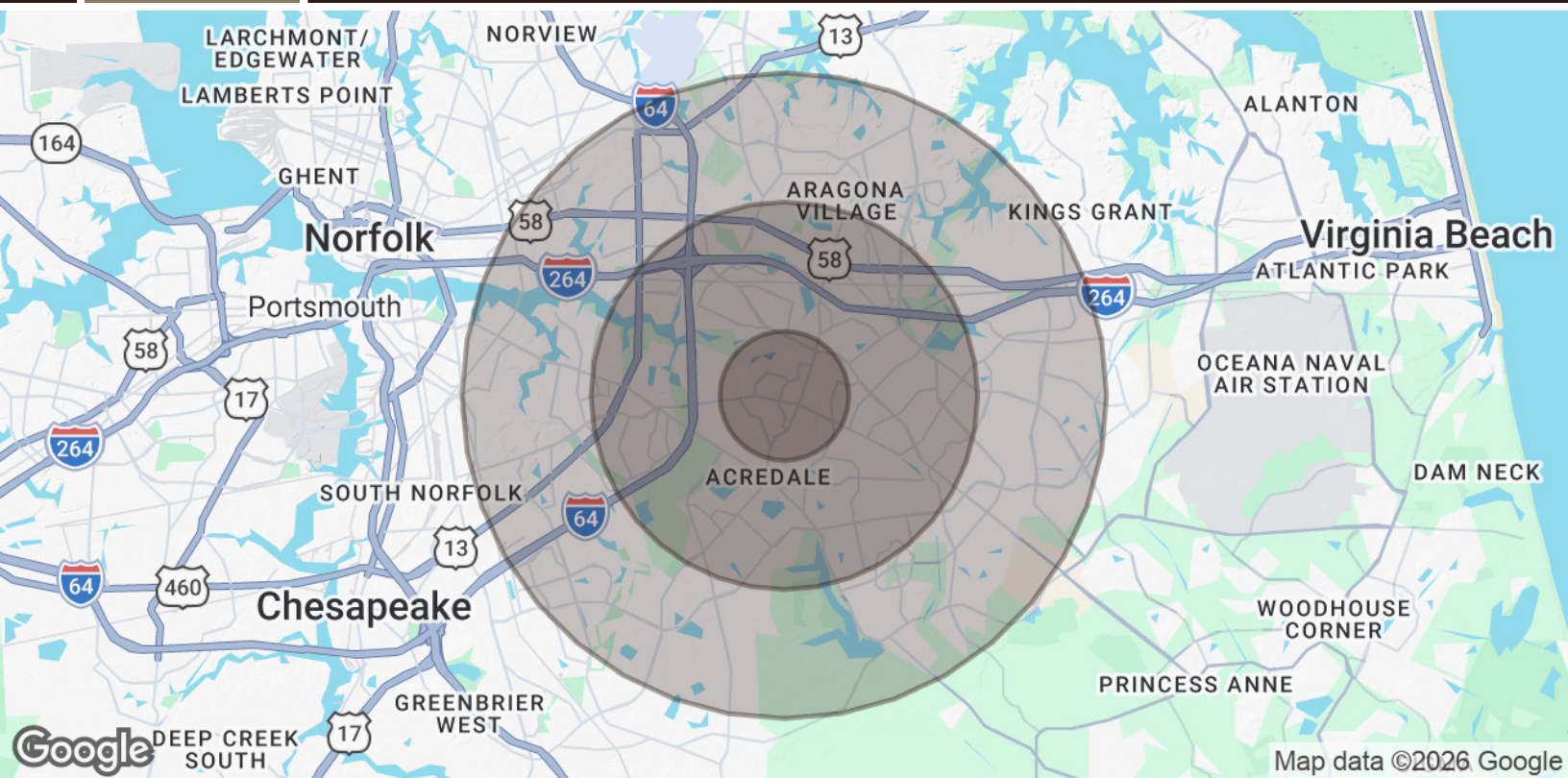
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	12,579	124,639	322,460
Average Age	43.5	38.1	37.6
Average Age (Male)	43.5	37.0	36.5
Average Age (Female)	45.0	39.5	38.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	4,590	49,082	126,627
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$126,769	\$101,387	\$99,151
Average House Value	\$370,278	\$319,265	\$334,186

2023 American Community Survey (ACS)



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