



# For Lease

## 1920 Centerville Turnpike | Virginia Beach, VA 23464 Woods Corner Shopping Center | 3,700 SF Building For Lease

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- Former Brothers Pizza; free standing building
- Hood, walk-ins, 3 compartment sink, and other restaurant upgrades, outdoor storage
- NNN's \$3.42 PSF. For rent, see listing agent.
- .77 Acres
- Zoned B-2

| 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   |
| <b>Traffic Count</b> - Kempsville Rd: 32,000 VPD<br>Centerville Turnpike: 36,000 VPD |           |           |           |

# Tenant Roster and Site Plan

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

## OUTPARCELS

|          |                        |
|----------|------------------------|
| <b>A</b> | <b>Dunkin' Donuts</b>  |
| <b>1</b> | <b>Sonic</b>           |
| <b>2</b> | <b>Available</b>       |
| <b>3</b> | <b>Wells Fargo ATM</b> |
| <b>4</b> | <b>Sentara</b>         |



# Aerial View



Nationwide Insurance  
TREASURES GIFTS



Centerville Turnpike

Kempsville Road

# Aerial View

**Available**

Former Brothers Pizza  
3,700 SF



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