



For Lease

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1920 Centerville Turnpike | Virginia Beach, VA 23464 Woods Corner Shopping Center

Property Features:

- Approximately 152,314 sq. ft. shopping center
- One outparcel available
- Anchored by Food Lion and Dollar General
- Located in close proximity to Interstate 64

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:	\$3.42/PSF CAM - \$2.32/PSF, Insurance - \$0.14/PSF, Taxes - \$0.96/PSF
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

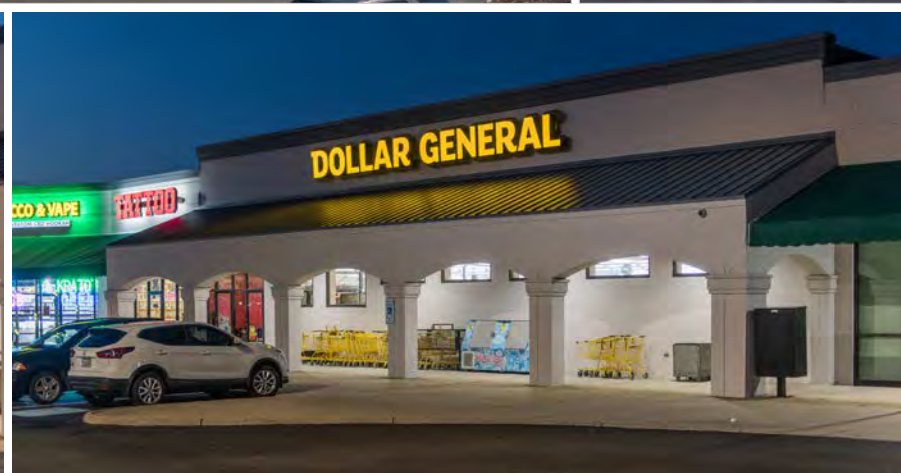
Unit No.	Tenant Name	S.F.	
100/101	Wing King Bar and Grill	5,275	50'x105.5'
102	Available	1,600	20'x80'
103/104	Chick n Roll	3,400	
105	Available	1,600	20'x80'
106	Lovely Nails	1,050	15'x70'
107	Essentials Salon	1,050	15'x70'
108	China Hall	1,050	15'x70'
109-112	3 Amigo's	5,310	
113	Medi-Weight Loss	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 Kld	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 View



Aerial View



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