


FOOD LION

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	16,230	100,830	247,500
Average HH Income	\$117,380	\$114,389	\$110,854
Daytime Population	10,182	93,116	235,684
Traffic Count - Kempsville Rd: 32,000 VPD Centerville Turnpike: 36,000 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: \$19.00 per sq. ft.

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

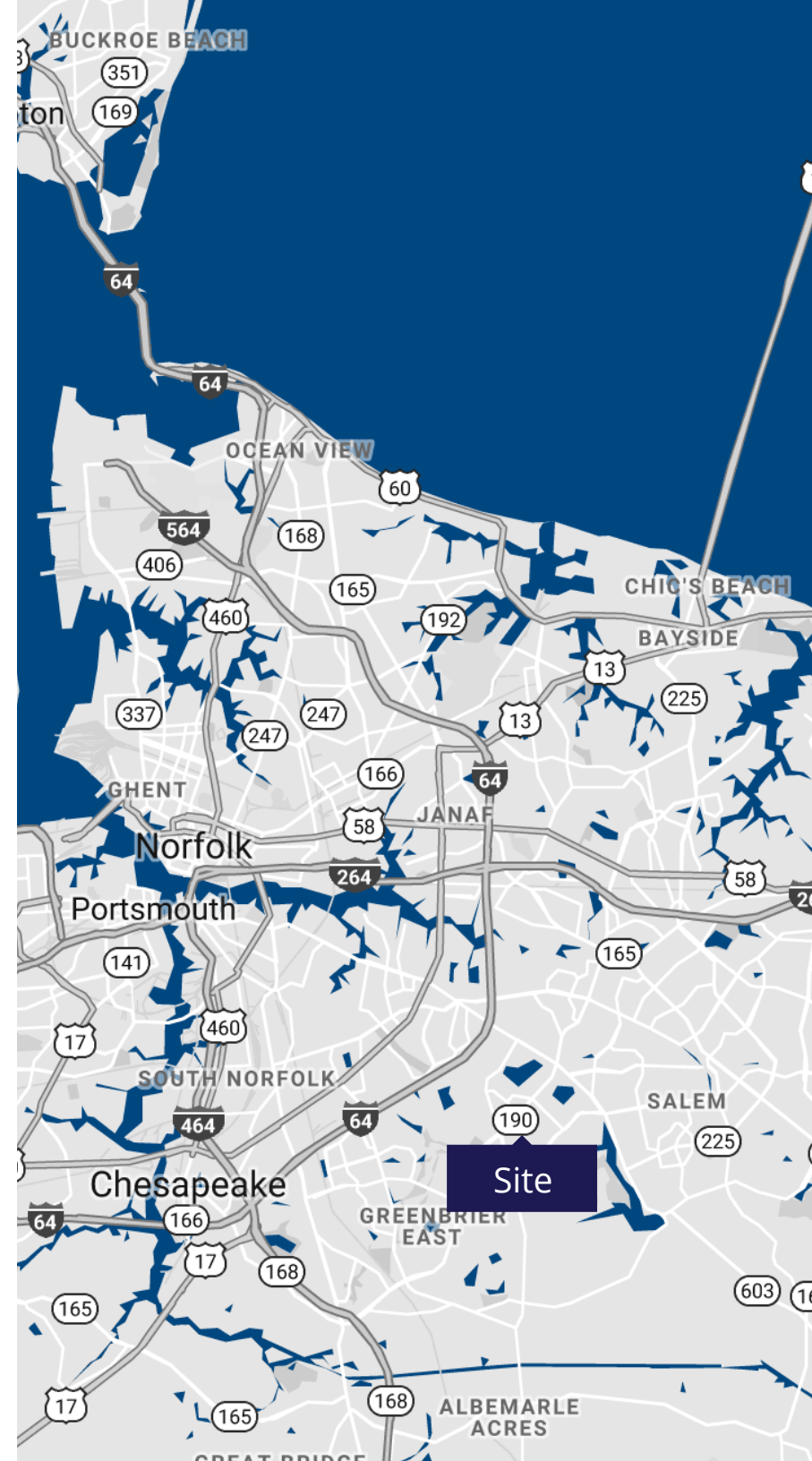
Restaurants: Chick n Roll, Wing King, 3 Amigos Mexican Restaurant

Zoning: B-2

Parking: 568 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, Pylon Sign, and Signalized Intersection



Site Plan & Outparcel Availability



Tenant Roster & Site Photos

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



Aerial View

Kempsville Road



3,700 SF
Available



Centerville Turnpike



Aerial View



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Accelerating success.