



Available For Lease

5,000 SF - 11,642 SF

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7525 Tidewater Drive, Norfolk, VA, 23505

Southern Shopping Center

Prime Retail Opportunity: 5,000 SF - 11,642 SF Available at Norfolk's
Busiest Grocery-Anchored Corner on Tidewater Drive

Southern Shopping Center is a 235,070 SF Food Lion-anchored center at the signalized intersection of Tidewater Drive and E. Little Creek Road — the primary north-south artery through Norfolk and one of the most heavily trafficked retail corridors in Hampton Roads. The center is 94% leased and hosts a deep national lineup including Food Lion, Ross Dress for Less, Planet Fitness, Dollar Tree, Panera Bread, Bojangles, Ruby Tuesday, Advance Auto Parts, Chartway Credit Union, and DaVita. Food Lion has anchored the property for 44 years with strong performance and foot traffic. Positioned directly across from a Walmart Supercenter — among the highest-volume in Hampton Roads — the center draws over 2.5 million visits annually from a trade area of 234,906 residents within a 15-minute drive, plus 82,000 active-duty personnel at Naval Station Norfolk and 14,400 at JEB Little Creek.

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Property Highlights



- 5,000 SF - 11,642 SF Junior Anchor Space Available — divisible, suited to retail, medical or office
- 10,015 SF Endcap Available — prominent corner position with dedicated frontage and signage
- High Performing Food Lion Anchored Center for 44 Years
- New 7 Brew Coffee Under Construction directly adjacent to the center
- Traffic Counts: Tidewater Drive (28,000 VPD), E Little Creek Road (21,000 VPD), I-64 (137,000 VPD)

Demographics	1 Mile	3 Mile	5 Mile
Total Households	6,784	49,655	92,624
Total Population	15,727	116,753	230,086
Average Household Income	\$80,119	\$96,709	\$97,405



Site Plan



1	True Weave Spa (2nd Floor)	10,814 SF	12	Peruvian Charcoal Chicken & Grill	1,619 SF	23	Nina's Beauty Supply	3,169 SF
2	Static Vacancy	2,116 SF	13	Dollar Tree	10,533 SF	24	King Fashion	2,465 SF
3	DLTR	4,853 SF	14	The Bronx	3,583 SF	25	Shoe Dept.	5,005 SF
4	Gamestop	4,357 SF	15	Commonwealth of Virginia	1,200 SF	26	America's Best Wings	1,508 SF
5	Food Lion	35,550 SF	16	Planet Fitness	17,767 SF	27	Rent-A-Car	6,157 SF
6	Rainbow	10,923 SF	17	Humana	6,870 SF	28	DaVita	6,913 SF
7	Viva Salon & Spa	3,476 SF	18	For Lease	10,015 SF	29	Quickway Hibachi	1,500 SF
8	The Athlete's Foot	3,148 SF	19	Southern Bingo	11,437 SF	30	Southern Eye Care	4,754 SF
9	70 East Tobacco	1,530 SF	20	H&R Block	1,330	31	For Lease	5,000 SF - 11,642 SF
10	Ross	30,098 SF	21	LN Nails	1,330 SF	32	Bojangles	3,524 SF
11	Sally Beauty Supply	2,308 SF	22	Trimmers & Shears 2	1,673 SF	33	Advance Auto Parts	11,620 SF



Retailer Map



Close proximity to I-64 interchange provides convenient access to interstate traffic.



Strong surrounding daytime population





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