

Providence Square Shopping Center

The corner of Kempsville Rd. & Providence Rd.
Virginia Beach, VA 23464



Broker Contact:

Claudine Usonis
(757) 486.1000 TTY 711



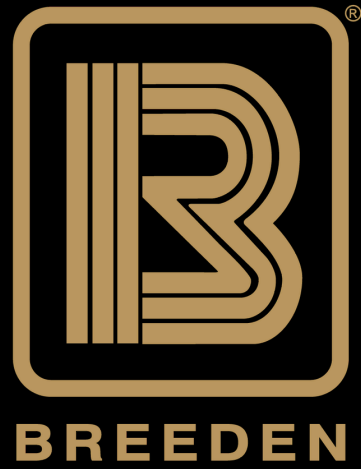
SUBWAY

BIRDLAND MUSIC
COMPACT DISCS & VINYL

Manivahn
HAIR-SALON

iPhone Repair VB
CELL PHONE, TABLET & COMPUTER REPAIR





Why Choose Providence Square Shopping Center?

315,000

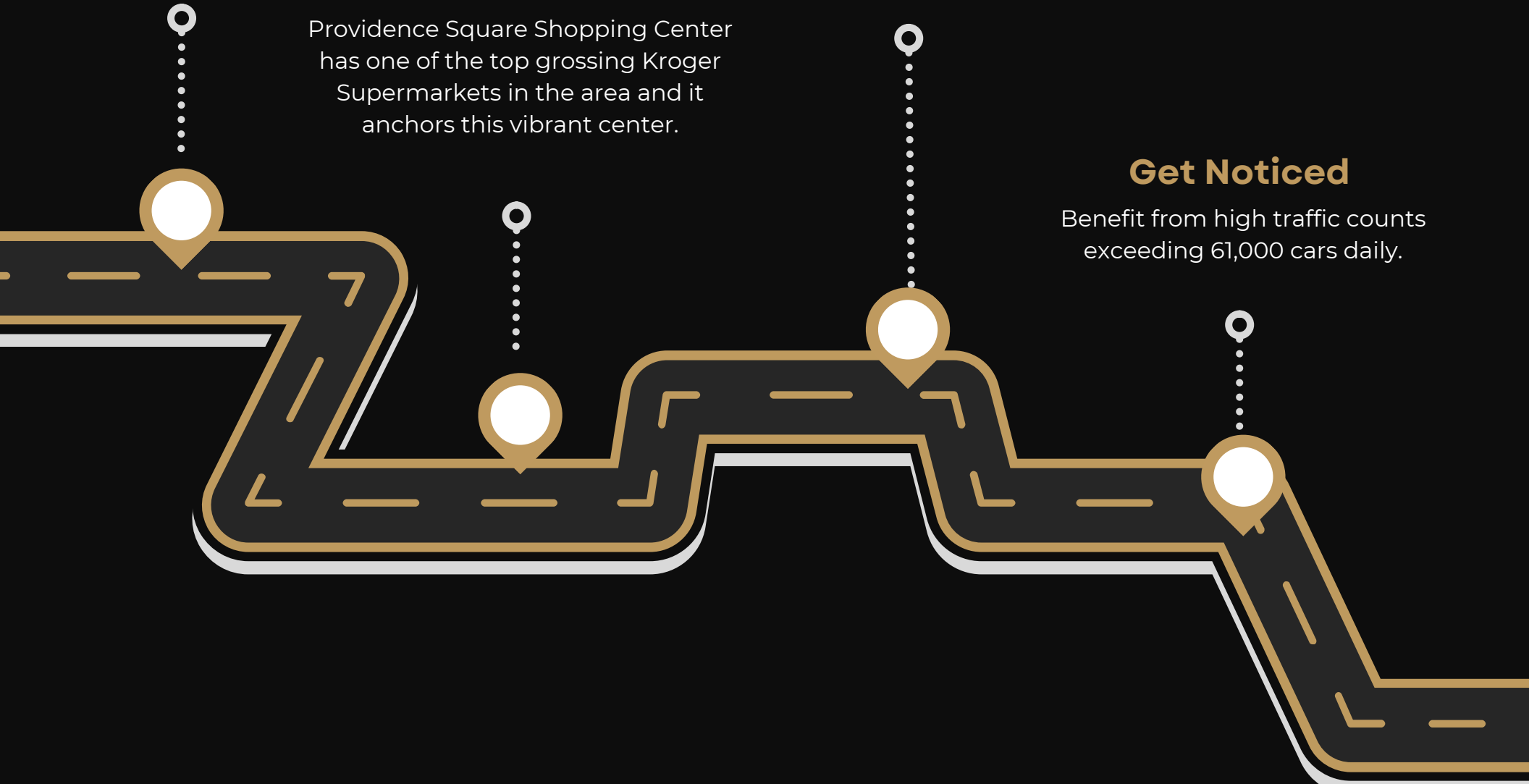
Over 315,000 potential customers reside within a 5-mile radius

Incredible customer draw from our diverse tenant mix such as Long and Foster, Subway, Blue Ribbon Pet Grooming, Virginia ABC Store and the local favorite, The Skinny Dip.

Providence Square Shopping Center has one of the top grossing Kroger Supermarkets in the area and it anchors this vibrant center.

Get Noticed

Benefit from high traffic counts exceeding 61,000 cars daily.





SUSHI MASA

KEMPVILLE
PAWNY

SILVER JEWELRY CLOCKS
CASH FOR GOLD

BUY LOAN SELL

ALL YOU CAN EAT
Lunch \$11.95 Dinner \$23.95

Handicap Accessible

STOP



Center Location:

The corner of Kempsville Rd. &
Providence Rd.
Virginia Beach, VA 23464

Size:

144,879 SF

Parking:

995 Spaces

Rental Rate:

Contact Agent

Estimated CAM, Taxes & Insurance:

\$3.76 / SF

Space Available:

Store #1037 & 1039 - 1,200 SF

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MAJOR TENANTS



OUTPARCEL



KLAR VOORHEES HOLMES
— ORTHODONTICS —



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Providence Square Shopping Center

Suite #	Tenant
1053-1049	Rock Ink N Roll Tattoo
1047	Bodhi Chiropractic
1045	June Alterations
1043	Coastal Vitamin & Herbs
1041	Tumbeezy Cookies
1037-1039	Available
1036-1033	Providence Square Vet
1031	Amazing Sculptz
1029-1025	45 Elite
1023	Blue Ribbon Pet Grooming
1021	Classic Diner
1019	Crew Cuts Barber Shop
1017	Next Level Beauty
1015-1013	Signatures of Style
1011	Salad Master
1009-1007	Kempsville Pawn Shop
1005	Virginia Symphony Orchestra
1003-1001	Hyderabad Biryani House

Suite #	Tenant
991-995	Surf Rider
989-987	Kappo Nara Raman
985	The Skinny Dip Frozen Yogurt Bar
983-981	Dollar Bank
979	China Cafe
977	Jenny's Nails
975	Kroger
967	One Main Financial
965	NBASE T/A Dubble
963A	Tropical Fish by Jungle Aquatics
963B	Long and Foster
961	Smith Books
957-959	Virginia ABC Store
955	Habitat of Humanity



Suite #	Tenant
953	Subway
951	Birdland Music
949	Manivahn's Hair Salon
947	Tidewater Skate Shop
945	DanzStar
943-939	Brick House Diner

Outparcel Tenants

- Farm Bureau Insurance
- Children's Dentistry & Orthodontics
- Wells Fargo
- 7-Eleven
- Plaza Azteca
- Bayport Credit Union
- Wendy's
- Klar Voorhees Holmes Orthodontics



OUR MISSION: Help Others. Live Better.

“Help Others. Live Better.” is more than just a mission statement; it is the guiding principle that shapes everything The Breeden Company does. We believe that by helping others, we not only improve the lives of our company’s team members but also support more compassionate and caring communities. This mission drives us to actively engage with and uplift the communities we are part of, recognizing that our success is intertwined with the well-being of those who live, work and play there.

Positive impacts on the communities in which we are a part of are crucial to us because they foster a sense of belonging and mutual growth. When we invest in the health, education and prosperity of our communities, we build stronger, more resilient environments where everyone can thrive. Our commitment to making a difference ensures that we contribute to a cycle of continuous improvement, where helping others leads to a better quality of life for all.



WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).

CONTACT:



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BREEDEN

Nationally Recognized

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