

NEW GROCERY STORE COMING 2025

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,097 - 20,000 SF

Lease Rate: Negotiable (NNN)

Building Size: 121,449 SF

Zoning: B2

PROPERTY HIGHLIGHTS

- Located near the intersection of Indian River Road and South Military Highway with quick access to I-64, I-264 and I-464
- Dollar Tree is the newest Tenant opened Fall 2024.
- Anchored by Dollar Tree, Family Dollar, and Advanced Auto
- Tenant Improvement package offered for qualified tenants.
- The facade is almost complete with a total renovation and newly renovated parking lot coming soon.
- Approximately 31,000 vehicles per day



DEMOGRAPHICS	2 Miles	3 Miles	5 Miles
Total Households:	17,313	35,507	100,484
Total Population:	45,894	96,844	275,481
Average HH Income:	\$60,209	\$60,388	\$60,694



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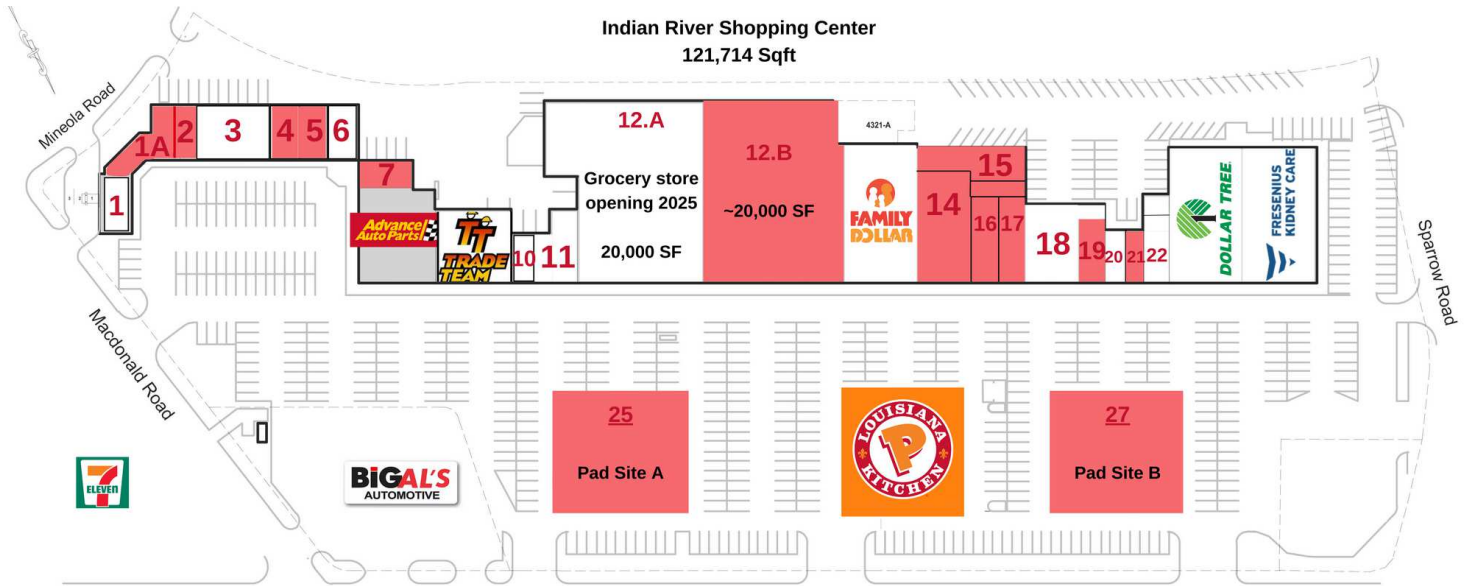
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SITE PLAN



Indian River Shopping Center

Available

- 1. Addus- 1,726 SF
- 1A. Available- 1,941 SF**
- 2. Available- 800 SF**
- 3. Island Jerk Hut- 2,409 SF
- 4. Available- 1,272 SF**
- 5. Available- 1,240 SF**
- 6. DK Children- 1,263 SF
- 8. Advanced Auto- 6,976 SF
- 9. Trade Team USA- 3,707 SF
- 10. No. 1 Chinese- 982 SF

- 11. NY Variety- 2,587 SF
- 12A. Grocery Store- 20,000 SF
- 12B. Available- 20,000 SF**
- 13. Family Dollar- 8,982 SF
- 14. Available- 4,023 SF**
- 15. Available- 4,037 SF**
- 16. Available- 1,752 SF**
- 17. Available- 1,772 SF**
- 18. B&M Laundry- 3,965 SF
- 19. Available- 1,189 SF**
- 20. Hair 20 Studio- 983 SF

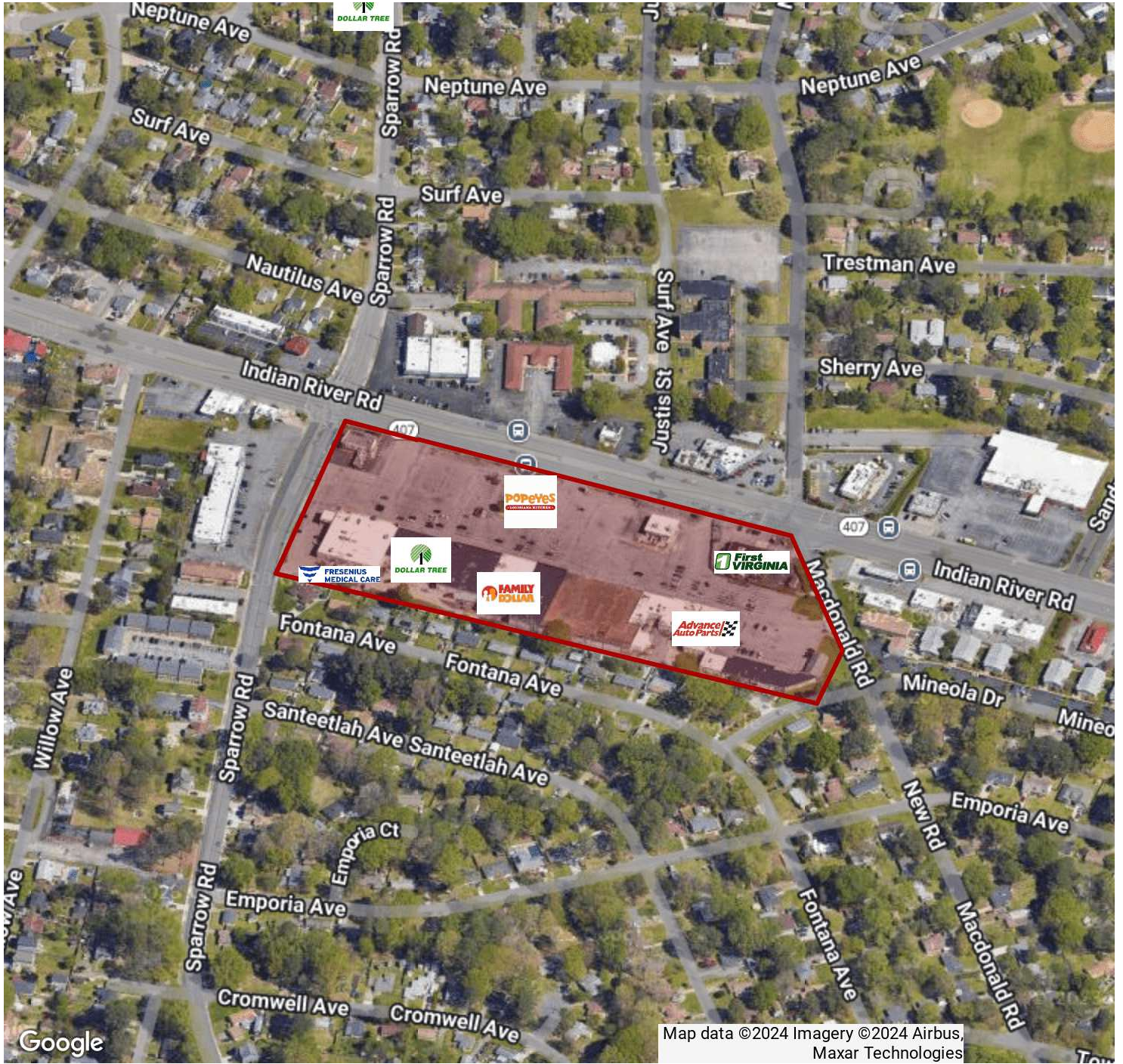
- 21. Available- 703 SF**
- 22. Top Nails- 1,843 SF
- 23. Dollar Tree- 9,235 SF
- 24. Fresenius- 7,730 SF
- 25. Available Pad Site A- 2,500 SF**
- 26. Popeye's- 2,300 SF
- 27. Available Pad Site B- 2,500 SF**
- ★ 14-17 can be combined for up to 11,584 SF

RETAIL PROPERTY FOR LEASE

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RETAILER MAP



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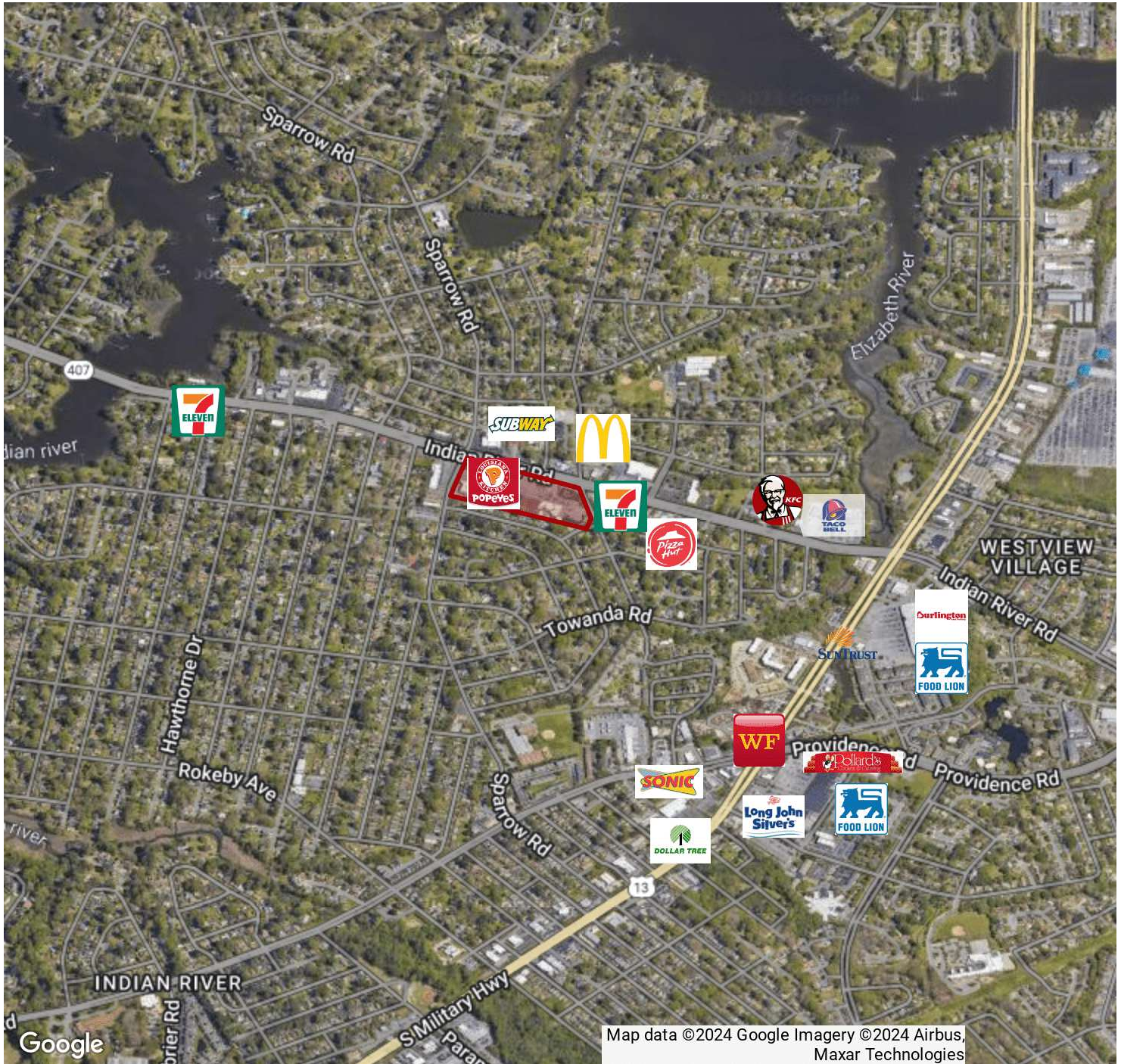
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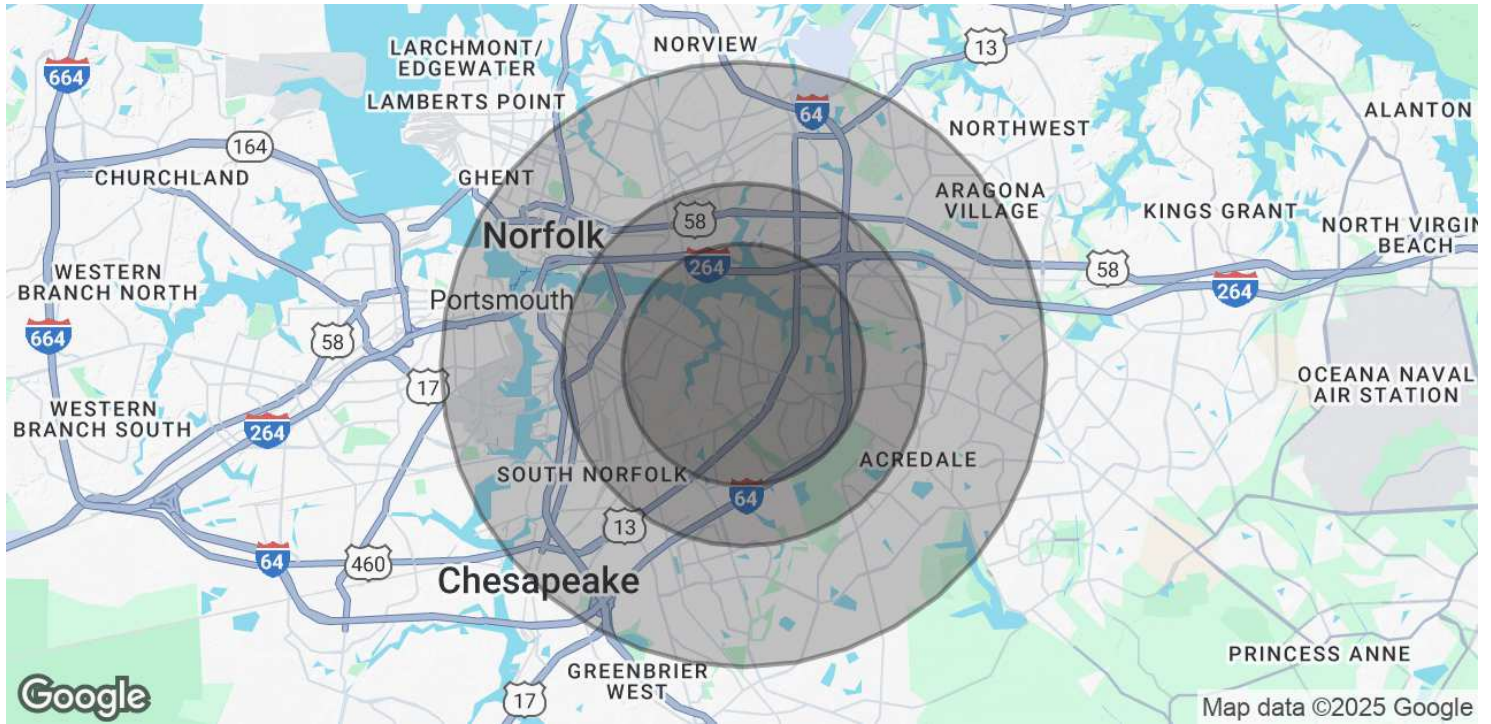
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DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	3 MILES	5 MILES
Total Population	45,894	96,844	275,481
Average Age	34.6	33.6	33.4
Average Age (Male)	32.7	31.5	31.2
Average Age (Female)	36.6	35.8	35.6
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	17,313	35,507	100,484
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$60,209	\$60,388	\$60,694
Average House Value	\$253,207	\$248,034	\$246,313

* Demographic data derived from 2020 ACS - US Census



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