

**FOR
LEASE**



THE CROSSINGS

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

The Crossings is a 220,250 SF retail shopping center located at the intersection of Oaklawn Boulevard and Crossings Boulevard. Located in the major retail hub for Prince George County. Close proximity to Fort Gregg-Adams, national retailers, restaurants, and more.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Households:	31,208	27,376	64,916
Population:	11,714	73,107	173,712
Avg HH Income:	\$59,914	\$62,594	\$71,301

PROPERTY HIGHLIGHTS

- Jr. Anchor Space available 11,579 SF
- Available Immediately: 1,140 SF, 1,377 SF and 1,600 SF
- Available 1,635 SF Built out medical space ready for delivery
- Anchored by Big Lots, Rainbow and, Dollar Tree
- Quick access to I-295 interchange
- Close proximity to Fort Gregg-Adams Military Base - 27,000 active duty members
- Traffic Counts: Oaklawn Boulevard - 40,000 VPD, Crossings Boulevard - 8,900 VPD

FOR FURTHER INFORMATION, PLEASE CONTACT:

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5200-5260 OAKLAWN BOULEVARD, HOPEWELL, VA 23860

SITE PLAN



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A01	AVAILABLE	11,579 SF	B09	Leon's Italian Rest.	2,000 SF	E04	Bamboo Barbershop	1,599 SF
A01B	Napa Auto Parts	10,821 SF	B10	Tops China	1,600 SF	E04A	R&A Tax Professionals	4,765 SF
A02-B14	Destination Church	57,560 SF	B12	Rainbow	10,360 SF	E05	Jinny's Family Hair	1,300 SF
A03	Big Lots	51,235 SF	D01	Martial Arts World	5,184 SF	E06	Winner Tattoo	1,495 SF
A04	Church/Theater	9,629 SF	D02	Beauty World	8,196 SF	E07	My Spa and Nails	2,028 SF
B01	Nail Rap	1,200 SF	D04	Dragon Express	1,200 SF	E08	AVAILABLE	1,635 SF
B02	Dollar Tree	10,300 SF	D05	AVAILABLE	1,140 SF	E09	AVAILABLE	1,600 SF
B04	Tobacco Zone	1,500 SF	D06	Japanese Steakhouse	4,604 SF	E09A	Elegant Edge Realty	1,209 SF
B05-06	Secondhand Cash	6,000 SF	E01	J&J Beauty	2,367 SF	E10	Prince George Cleaners	2,710 SF
B07	KaCha Thai	3,300 SF	E02	AVAILABLE	1,377 SF			
B08	Virginia ABC	2,700 SF	E03	Verizon	2,364 SF			

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AERIAL



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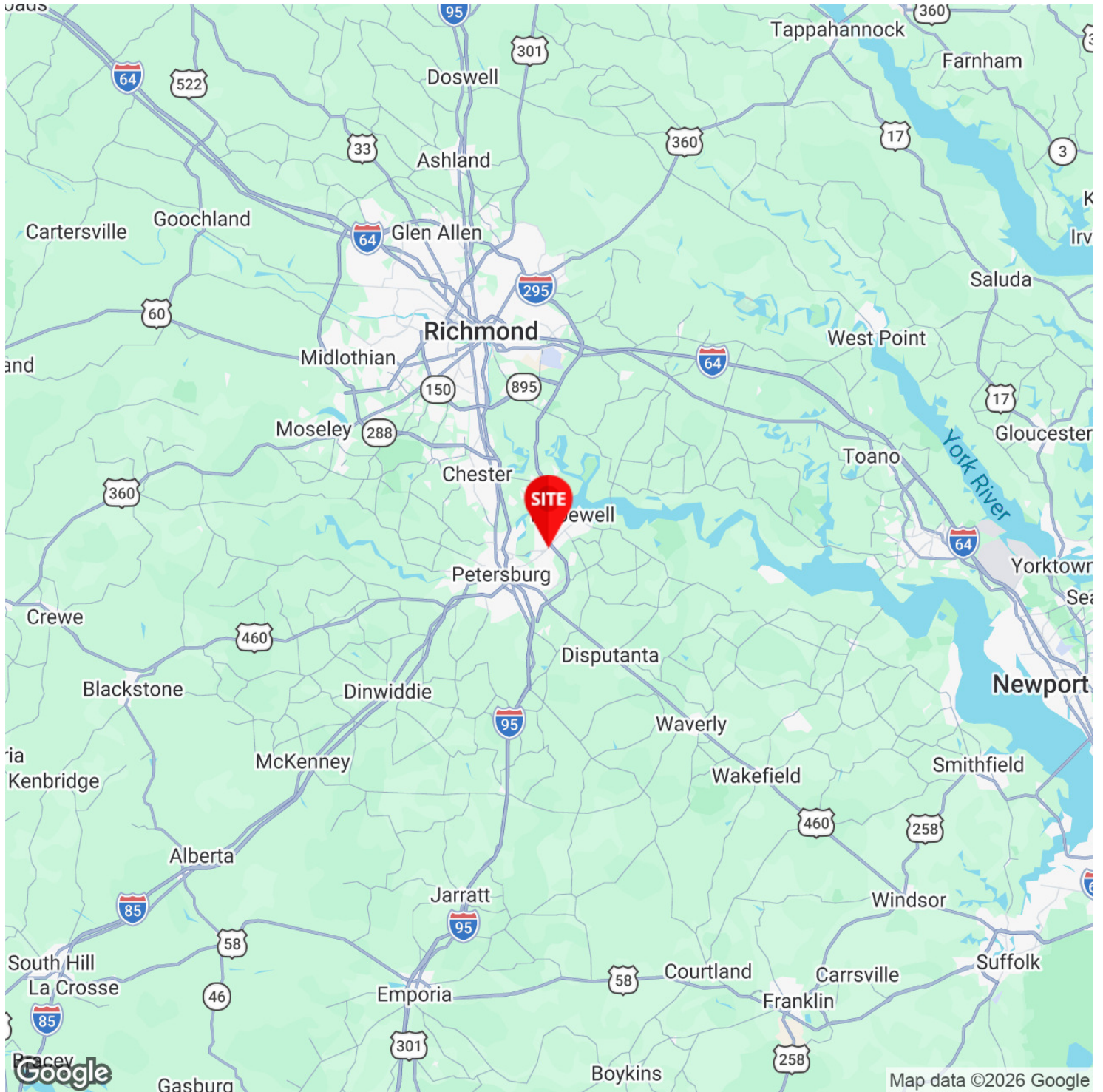


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LOCATION MAP



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