

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 VR
CELL PHONE, TABLET & COMPUTER REP.



Why Choose Providence Square Shopping Center?

315,000

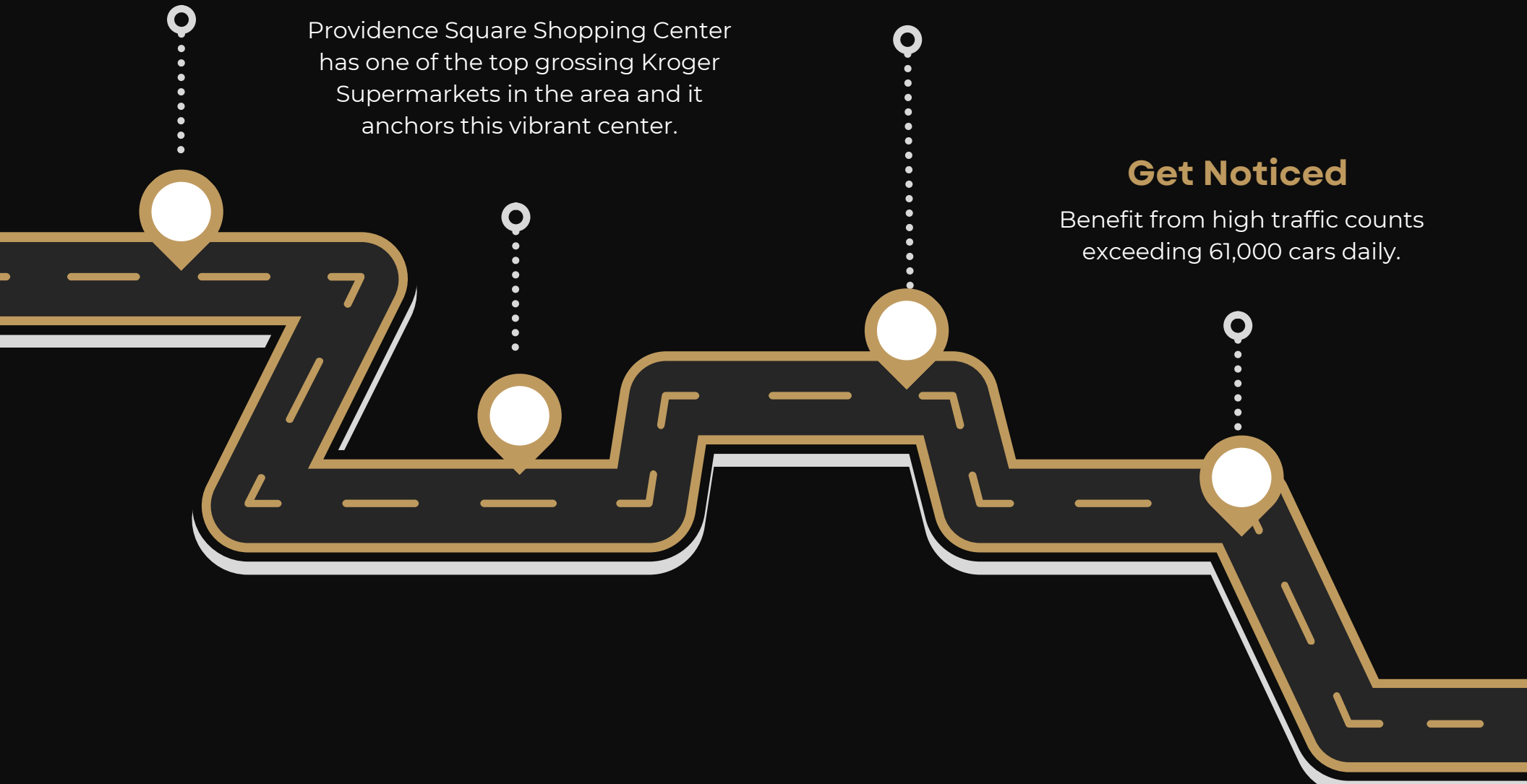
Over 315,000 potential customers reside within a 5-mile radius

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.





SANTOS & SONS

SALAD MASTER

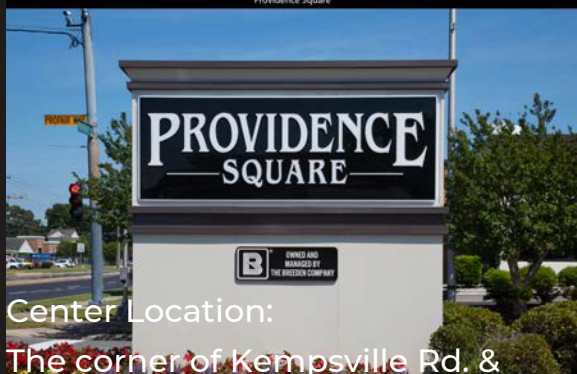
KEMPSTOWN
PAWNS

SILVER JEWELRY CLOCKS
CASH FOR GOLD

BUY LOAN SELL
WE BUY SELL ALL KINDS OF
JEWELRY
WATCHES
CLOCKWORK
REPAIRS
AND MORE

SUSHI MASA

ALL YOU CAN EAT
Lunch \$11.95 Dinner \$28.95



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

Store # 963 B - 7,440 SF (Available 8/1)

Outparcel:

2,360 SF Available

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MAJOR TENANTS

The Skinny Dip.

frozen yogurt bar



OUTPARCEL



KLAR VOORHEES HOLMES
— ORTHODONTICS —



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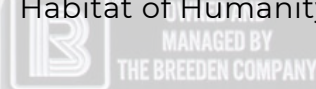
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Providence Square Shopping Center

Suite #	Tenant
1053-1049	Rock Ink'N Roll Tattoo
1047	Bodhi Chiropractic
1045	June's Alterations
1043	Coastal Vitamin & Herb
1041	Tumbeezy Cookies
1039-1037	1,200 SF Available
1035-1033	Providence Vet
1031	Amazing Sculptz
1029-1025	45 Elite Training Studio
1023	Blue Ribbon Pet Salon
1021	Classic Diner
1019	Crew Cuts Barber Shop
1017	Next Level Beauty
1015-1013	Signatures of Style
1011	Saladmaster
1009-1007	Kempsville Pawn Shop
1005	Virginia Symphony Orchestra
1003-1001	Hyderabad Biryani House

Suite #	Tenant
991-995	Surf Rider
989-987	Kappo Nara Ramen
985	The Skinny Dip Frozen Yogurt Bar
983-981	Dollar Bank
979	GoGo Bowl
977	Jenny's Nails
975	Kroger
967	OneMain Financial
965	Duble Coffee & Eatery
963A	Tropical Fish by Jungle Aquatics
963B	Long and Foster Realtors
	(Available 8/1/26)
961	Smith Discount Books
957-959	Virginia ABC
955	Habitat of Humanity ReStore



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

Outparcel Tenants

Virginia Farm Bureau Insurance
2,360 SF Available
 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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BREEDON

Nationally Recognized

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