

SOUTHERN SHOPPING CENTER

7525 Tidewater Drive, Norfolk, VA 23505

RETAIL SPACE FOR LEASE

36.914190, -76.256260

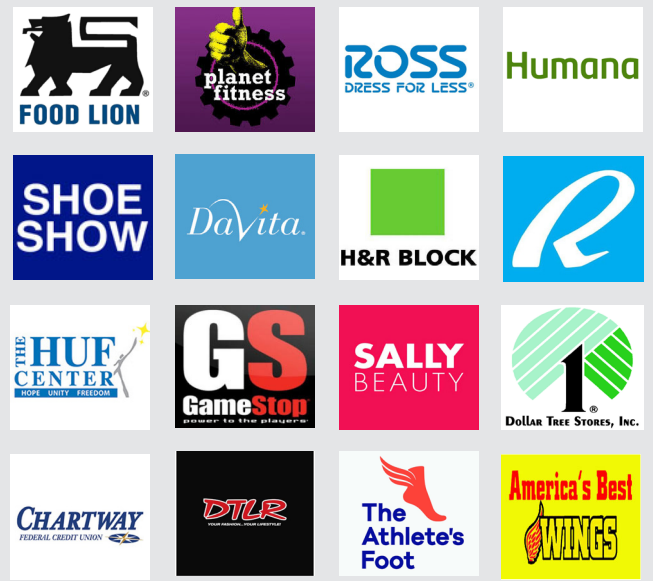


SIZE: 244,531 SF

PROPERTY FEATURES

- 1,500 SF & 11,642 SF Available for Retail, Office, and Medical.
- Southern SC includes many national retailers with a diversified lineup of grocery, fitness, retail, restaurant, and service oriented businesses.
- Positioned in a high trafficked retail area on the corner of Tidewater Drive (28,000 VPD) and Little Creek Road (21,000 VPD) with nearby access to I-64 (137,000 VPD)
- Located across the street from Walmart Supermarket, one of the highest trafficked Walmart's in Hampton Roads.
- +2.5 million visitors to the shopping center per year.
- Trade Area Population exceeds 161,000.
- Traffic Counts: Tidewater Drive (28,800 VPD)
E Little Creek Road (21,000 VPD)
I-64 (137,000 VPD)

CO-TENANTS



2024 TRADE AREA DEMOGRAPHICS (RetailStat)

POLULATION: 204,100	HOUSEHOLDS: 79,000	MEDIAN HOUSHOLDS INCOME: 64,500	
2024 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Etimated Population	13,166	120,626	218,134
Average Household Income	\$73,698	\$82,052	\$81,282
Households	5,675	46,221	85,428

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