

# SOUTHERN SHOPPING CENTER

7525 Tidewater Drive, Norfolk, VA 23505

RETAIL SPACE FOR LEASE

36.914190, -76.256260

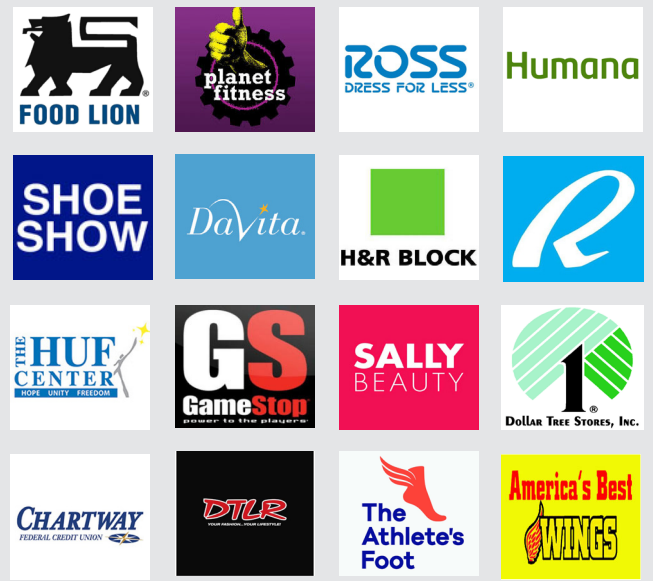


SIZE: 244,531 SF

### PROPERTY FEATURES

- 1,619 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



### 2023 TRADE AREA DEMOGRAPHICS (RetailStat)

<b>POLULATION: 161,200</b>	<b>HOUSEHOLDS: 62,100</b>	<b>MEDIAN HOUSHOLDS INCOME: 55,100</b>	
<b>2023 DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Etimated Population	13,572	110,221	225,292
Average Household Income	\$59,156	\$69,650	\$72,597
Households	5,537	43,592	79,487

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 MANAGEMENT GROUP  
 Innovative Retail Property Solutions

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UNIT	TENANT	SF
01	Maintenance Suite	2,116
02	DTLR	4,853
2B	GameStop	4,357
05	Food Lion	35,550
06	Rainbow	10,293
09	Viva Salon	3,476
10	Athletes Foot	3,148
11	70 East Tobacco	1,530
12	Ross	30,098
13	Sally Beauty	2,308
14	AVAILABLE	1,619
15	Dollar Tree	10,533
17A	The Bronx	3,583
17B	Commonwealth VA	1,243
18	Planet Fitness	17,767
19	Humana	7,043
20	Hope Unity	10,015
25	Suburban Hall	11,437
26A1	H&R Block	1,330
26A2	LA Nails	1,330
26B	Trimmers & Shears	1,673
28A	Nina Beauty	3,169
28B	Kings Fashion	2,465
29	Shoe Show	5,005
30	America's Best Wings	1,508
32	Rent-A-Center	6,157
37	Davita Dialysis	6,913
39-43	Southern Eye	6,254
47	AVAILABLE	11,642
200	Shin Corp	10,814
OP 1	Chartway Credit Union	4,802
OP 2	Ruby Tuesday	4,659
OP 3	Advance Auto	11,620
OP 4	Bojangles	3,542
OP 5	Panera	3,500

**Southern Shopping Center**

**Walmart Supercenter**  
**Hardees**  
**Boost**  
**Arby's**  
**Burger King**  
**7-Eleven**  
**GRAND**  
**O'Reilly**  
**Navy Federal Credit Union**  
**Great Clips**  
**Great Wall**  
**tropical CAFE**  
**Fuddrucker's**  
**cricket**  
**VABC**  
**Captain D's**  
**Bank of America**  
**Northrop Grumman**  
**ARB**

**TRAFFIC VOLUME DATA:**  
 E. LITTLE CREEK ROAD: 21,000 VPD  
 TIDEWATER DRIVE: 28,000 VPD  
 ROUTE 64: 137,000 VPD

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