

# FAIRFIELD SHOPPING CENTER



5242 Fairfield Shopping Center  
Virginia Beach, VA 23464

A subsidiary of Wheeler Real Estate Investment Trust

Size:  
243,031 s.f.

Co-Tenants:



Additional Info:

17,935 sf  
junior anchor  
position available

2,500 sf free standing  
building available

Fairfield Shopping Center  
has a balanced tenant  
mix and is located  
in a well established  
neighborhood.

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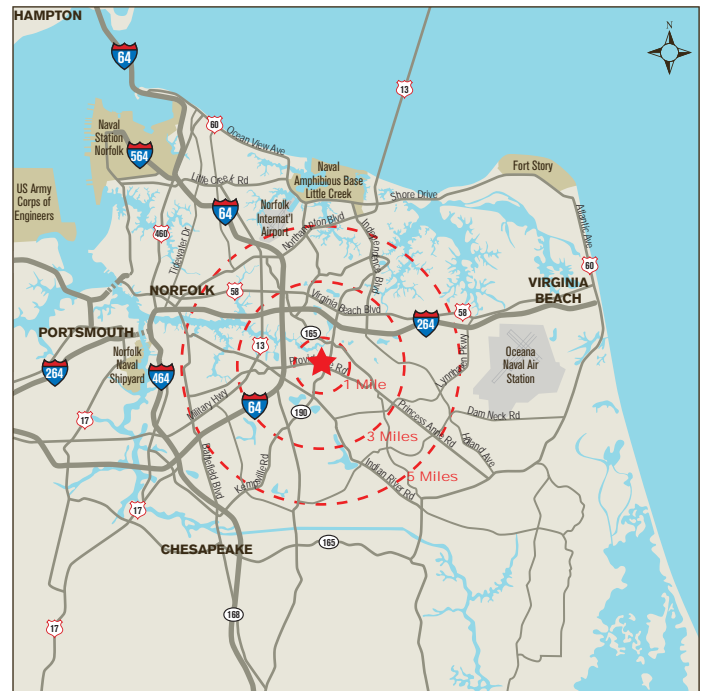
Dre Hankins  
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Demographics\*:

	1 Mile	3 Miles	5 Miles
Population	13,339	128,049	319,259
Households	4,885	48,300	119,198
Avg. HH Income	\$89,830	\$77,211	\$75,842

\* Based on 2010 Census & 2017 Estimates



www.wheelerrec.com

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Wheeler Real Estate Company, a subsidiary of Wheeler Real Estate Investment Trust, is a full service commercial real estate firm specializing in leasing and managing regional and neighborhood shopping centers from 50,000 sf to 300,000 sf located in the Northeast, Mid-Atlantic, Southeast, Southwest and Midwest regions. Our current portfolio includes over 5 million square feet of gross leasable area and more than 500 local and national tenants such as Walmart, Kroger, Food Lion, TJ Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof.

This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.



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Looking North



Looking East



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Suite	Tenants	S.F.
1	Food Lion	38,538
2	Five Guys Burgers and Fries	4,200
3	Rudy & Kelly	2,700
3A	AVAILABLE - Salon Ready	1,800
6	Rite Aid	12,381
7	AVAILABLE	4,000
8	Becky's Hallmark	4,200
11	Moe's Southwest Grill	3,000
12	AJ Gators Sports Bar & Grill	4,640
15A	Management Office	461
18	Snap Fitness/Kosama	5,306
20	Coastal Spice	2,485
22	Frankie's Place for Ribs	5,490
24	Manila Delice	1,440
25	Fairfield Flowers	1,440
26	Papa John's Pizza	1,440
29	Music & Arts	2,600
31A	T.J. Maxx	25,800
31B	CHKD Thrift Store	18,700
31C	Taylor's Do It Centers	20,425
31D	AVAILABLE	17,935
32	Relax the Feet	1,200
33	Lynn's Beach House Décor and Gifts	1,200
34	Endless Nails	1,200
35	Hot Pho	1,200
36	Nationwide Insurance	1,000
37	AVAILABLE	2,100
39	Jenny Craig	2,400
41	70 East Tobacco	1,200
42	AT & T	2,000
44	M2 Hair Systems	840
45	Brain Balance	2,856
48	AVAILABLE	1,008
50	Chiba Japanese Restaurant	2,597
52	AVAILABLE	1,008
53	AVAILABLE	1,008
54	J's Cleaners	1,008
55	Best Family Hairstyling	1,008
57	City Treasurer's Office	2,226
58	Sisters Salon	600
59	Gold Rush	600



Suite	Tenants	S.F.
61	George's Shoe Repair	600
62 - 63	Center Stage Dance Co.	2,248
64	CBWC	1,652
65	Wheeler Interests	1,112
66	Fairfield Barber Shop	775
66A	Chef By Design Storage	296
67	Center Stage Dance Co.	1,551
69	Chef By Design	3,299
72	AVAILABLE	2,500

Suite	Tenants	S.F.
A	Hardee's	3,340
B	Suntrust Bank	2,356
C	Fairfield Dental	4,000
E	PNC	2,262
F1	Starbucks	2,165
F2	Verizon Wireless	3,435
101	Farmers Insurance	1,050
103	AVAILABLE	1,050
105	Domino's Pizza	1,173
107	Rita's Italian Ice	927

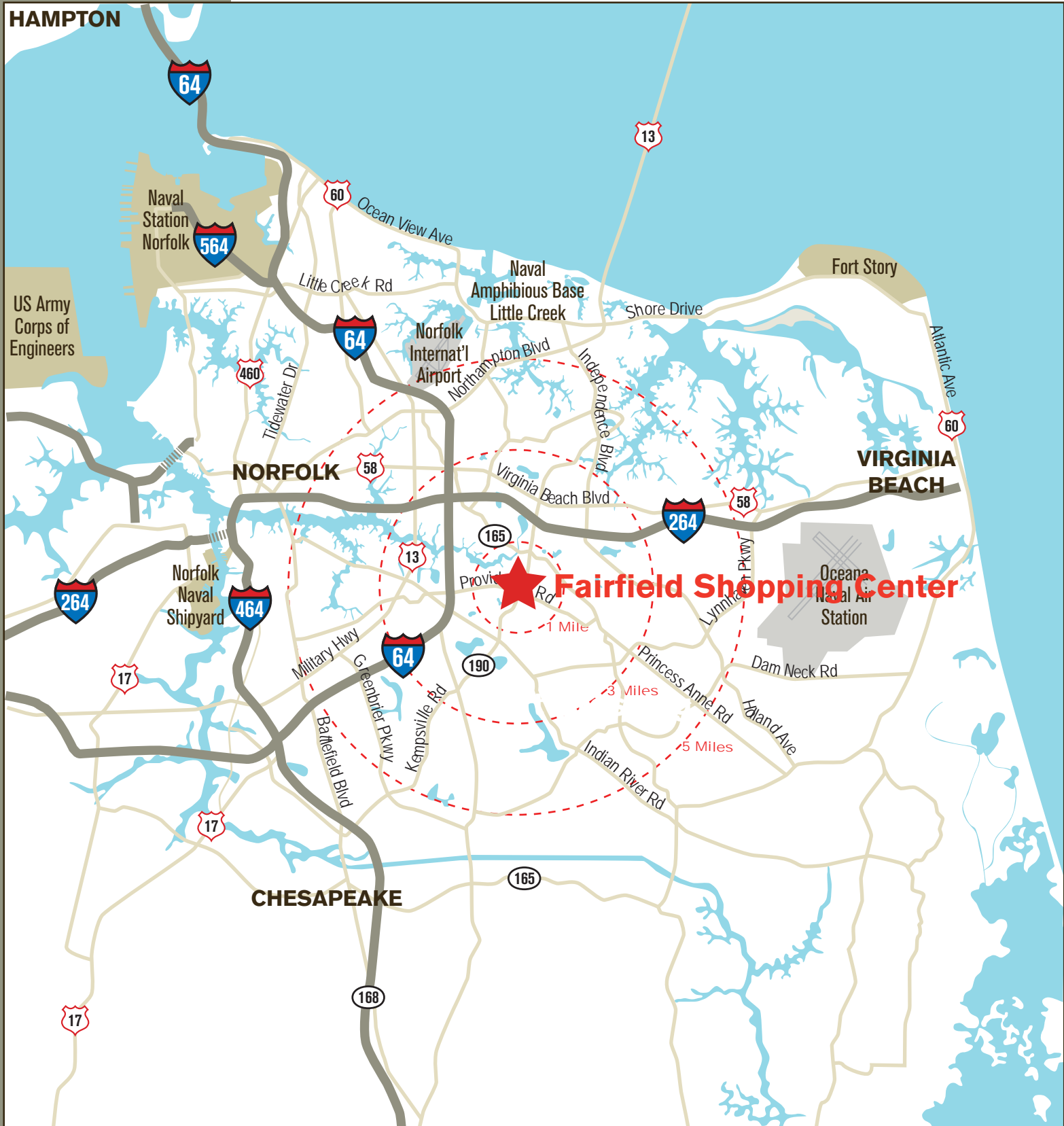


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**WHEELER**  
REAL ESTATE COMPANY

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1 Mile

3 Miles

5 Miles

Population	13,339	128,049	319,259
Households	4,885	48,300	119,198
Average Household Size	2.72	2.63	2.65

Median Age	43.3	36.7	35.8
Age: Under 5 years	4.7%	6.1%	6.5%
Age: 5 - 11 years	7.8%	8.9%	9.1%
Age: 12 - 17 years	7.4%	7.1%	7.4%
Age: 18 - 24 years	7.4%	8.8%	9.2%
Age: 25 - 34 years	12.1%	16.4%	16.6%
Age: 35 - 44 years	12.5%	13.9%	13.6%
Age: 45 - 54 years	13.7%	12.4%	12.4%
Age: 55 - 64 years	14.6%	12.1%	11.9%
Age: 65+ years	19.4%	14.1%	13.5%

Average Household Income	\$89,830	\$77,211	\$75,842
Median Household Income	\$78,335	\$64,239	\$62,201
HH Income \$35,000 - \$49,999	11.6%	13.7%	13.9%
HH Income \$50,000+	72.7%	65.1%	63.3%
HH Income \$75,000+	53.0%	42.5%	40.8%
HH Income \$100,000+	35.5%	26.2%	24.8%
HH Income \$150,000+	12.8%	8.7%	8.5%
HH Income \$200,000+	4.3%	3.0%	3.1%

White Collar/Blue Collar	70.8%/29.2%	64.3%/35.7%	63%/37%
Educational Attainment			
4+ Years of College	35.7%	31.8%	29.6%
<4 Years of College	36.4%	38.8%	38.6%

Ethnicity			
White	70.3%	58.2%	54.4%
African American	13.4%	24.2%	28.7%
Asian or Pacific Islander	11.0%	9.3%	8.7%
Hispanic Origin	5.7%	8.6%	8.9%

Tapestry/Psychographics - for definitions, visit [www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf](http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf)

Comfortable Empty Nesters	34.4%	9.3%	6.1%
Exurbanites	25.4%	6.5%	4.1%
Soccer Moms	18.0%	6.5%	6.5%
Pleasantville	10.8%	5.9%	4.5%
Bright Young Professionals	6.3%	20.3%	17.0%
Home Improvement	5.1%	12.8%	10.5%
Young & Restless		8.3%	8.9%
Parks & Rec		6.9%	9.9%