

# Brenneman Farm Shopping Center



4540 Princess Anne Road, Virginia Beach, VA 23462

Small Shop Space and Outparcels Available / Dominant Retail Shopping Center

One 1,200 SF Vacancy Available

## Join Tenants





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## PROPERTY FEATURES

- Harris Teeter, Petco and Marshalls-anchored shopping center
- Located on the northeast corner of Princess Anne Road and South Plaza Trail in the densely populated Kempsville area of Virginia Beach
- Adjacent to Bishop Sullivan Catholic High School and Bon Secours Medical Center
- Within 3 miles of Tidewater Community College (TCC) Virginia Beach Campus
- 30,698 VPD on Princess Anne Road; 12,520 VPD on South Plaza Trail
- Other Tenants include Jollibee, Dunkin' Donuts, Kumon, Las Palmas, Primo Pizzeria, Dollar Bank, AutoZone and American Family Care
- Premium outparcel available up to 2.4 acres

## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	18,150	\$113,907	13,554
3 Miles	156,409	\$101,807	135,137
5 Miles	293,458	\$102,567	285,326





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