

Eagle Harbor Shopping Center

13478 Carrollton Boulevard
Carrollton, Virginia 23314



Broker Contact:

Mark Pendleton
(757) 486.1000 TTY 711





Why Choose Eagle Harbor Shopping Center?

21,092

Over 21,092 potential customers reside within a five (5) mile radius.

Average household income of over \$110,553 within three (3) miles.

Cross promotion marketing at over 592 Breeden apartment homes.

31,000

Located at one of the busiest intersections in Isle of Wright with over 31,000 cars per day,

Benefit from our strong national and regional co-tenancy comprised of Food Lion, Subway, Riverside Physician Services, Langley Federal Credit Union, Si Senor Mexican Restaurant, VA ABC, Sonic, Dunkin, and Old Point.

AmeriCare PLUS
In-Home Personal Care Agency

Pet Paradise

CHIROPRACTOR

WIS

PIZZA

ALAMO

WINE





Center Location:
13478 Carrollton Boulevard
Carrollton, Virginia 23314

Size:
77,049 Square Feet

Parking:
426 Spaces

Rental Rate:
Contact Agent

Estimated CAM, Taxes & Insurance:
\$3.70 SF

Space Available:

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MAJOR TENANTS



OUTPARCEL



Founders Point
319 Homes
Price: \$550 to \$1 Million
2.2 Miles

Bridgewater at
Eagle Harbor
150 Homes
Price: \$180's

11-B
3.12 Acres
11-A
3.49 Acres

The Nest on 17
Apartments
208 Homes

10-B
1.7 Acres

Woodbridge at
Eagle Harbor
120 Homes
Price: \$200's

Charter House at
Eagle Harbor
58 Homes
Price: \$500's

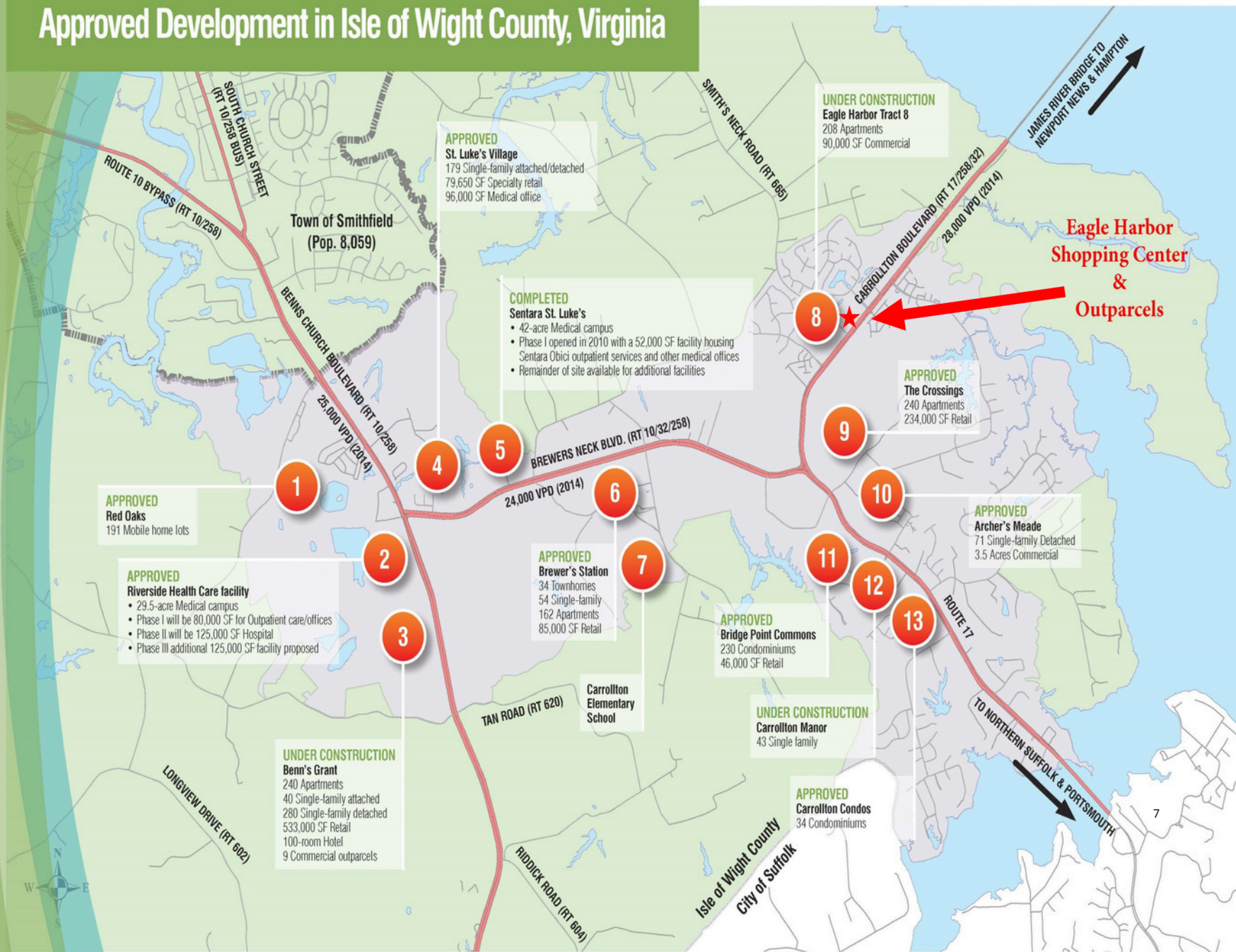
Eagle Harbor
Shopping Center

Eagle Harbor
Apartments
384 Homes

9C-3
1.38 Acres

Eagle Harbor
262 Homes
Price: \$300's to \$800's

Approved Development in Isle of Wight County, Virginia



Expand your market and your bottom line while staying home, here in the Heart of Hampton Roads.

Newport DSD is a strategic growth area planned for future residential, commercial and industrial development. It is the fastest growing area in Isle of Wight County.

DEMOGRAPHICS

- Population
- 5-Mile Radius: 18,000
- 7-Mile Radius: 25,000
- Current Number of Households: 2,900
- Median Household Income: \$86,574
- Median Home Value \$291,400
- Educational Attainment 89.8% High School Graduate or Higher

Sources: Nielsen Claritas, U.S. Census Bureau (American Community Survey 2009-2013) and Isle of Wight County Department of Planning & Zoning

MARKET CONDITIONS

- Retail Sales = 2.4% average annual increase in total taxable sales since 2000, up 2.8% in 2014
- Documented unmet retail demand
- 2,000 new residential units approved for development
- 1,000,000+ SF of retail and office space approved for development
- Central location and easy commute within the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people
- Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles)
- Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

EXISTING RETAIL CENTERS

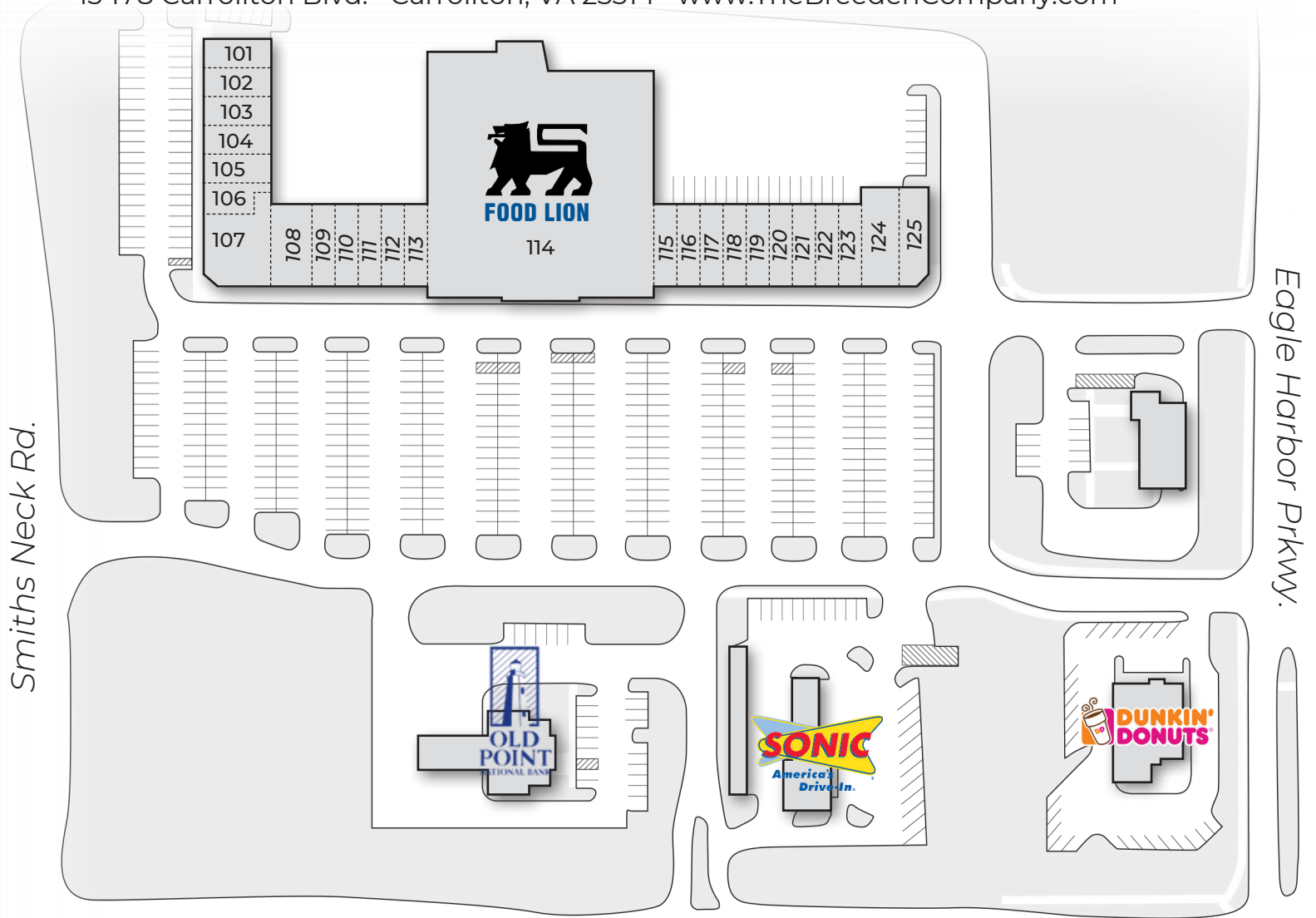
- Eagle Harbor Shopping Center // 77,049 square feet
- The Shoppes at Eagle Harbor // 23,303 square feet
- Carrollton Cove Shoppes // 27,149 square feet
- Carrollton Shoppes // 13,050 square feet

For additional information about the existing and approved developments, please visit: insidetheisle.com/featured-available-properties/



Eagle Harbor Shopping Center

13478 Carrollton Blvd. • Carrollton, VA 23314 • www.TheBreedenCompany.com



Smiths Neck Rd.

Eagle Harbor Pkwy.

Carrollton Blvd.



Eagle Harbor Shopping Center Tenants

SUITE #	Tenant
101 (V-W)	Carrollton Smiles
102 (U)	Beyond the Decor Florist
103 (T)	Eagle Harbor Cleaners
104 (S)	Edward Jones
105 (R)	Q Quisine
106 (Q1)	Comprehensive Tax & Financial Solutions
107 (Q)	AmeriCare Plus
108 (P)	Pet Paradise
109 (O)	Toland Chiropractic Wellness Center
110 (N)	Sweet Beans, LLC
111 (M)	Mama Mia's

SUITE #	Tenant
112 (L)	All About You Day Spa
113 (K)	Luxury Nails
114	Food Lion
115 (J)	Cost Cutters
116 (I)	Subway
117 (H)	Shux Xing Chinese Restaurant
118 (G)	AI Massage
119-121 (F-D)	Riverside Physician Services, Inc.
122-123 (E)	Si Senior Mexican Restaurant
124 (A2)	VA ABC
125 (A1)	Shrimp Express

Outparcel Tenants

Sonic Drive-In
Old Point National Bank
Dunkin Donuts



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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BREEDEN

Nationally Recognized

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