

# Providence Square Shopping Center

The corner of Kempsville Rd. & Providence Rd.  
Virginia Beach, VA 23464

Broker Contact:  
Claudine Usonis  
(757) 486.1000 TTY 711



**SUBWAY**

**BIRDLAND MUSIC**  
COMPACT DISCS & VINYL

Manivahn  
**HAIR-SALON**

**iPhone Repair VB**  
CELL PHONE, TABLET & COMPUTER REP.





# Why Choose Providence Square Shopping Center?

**316,000**

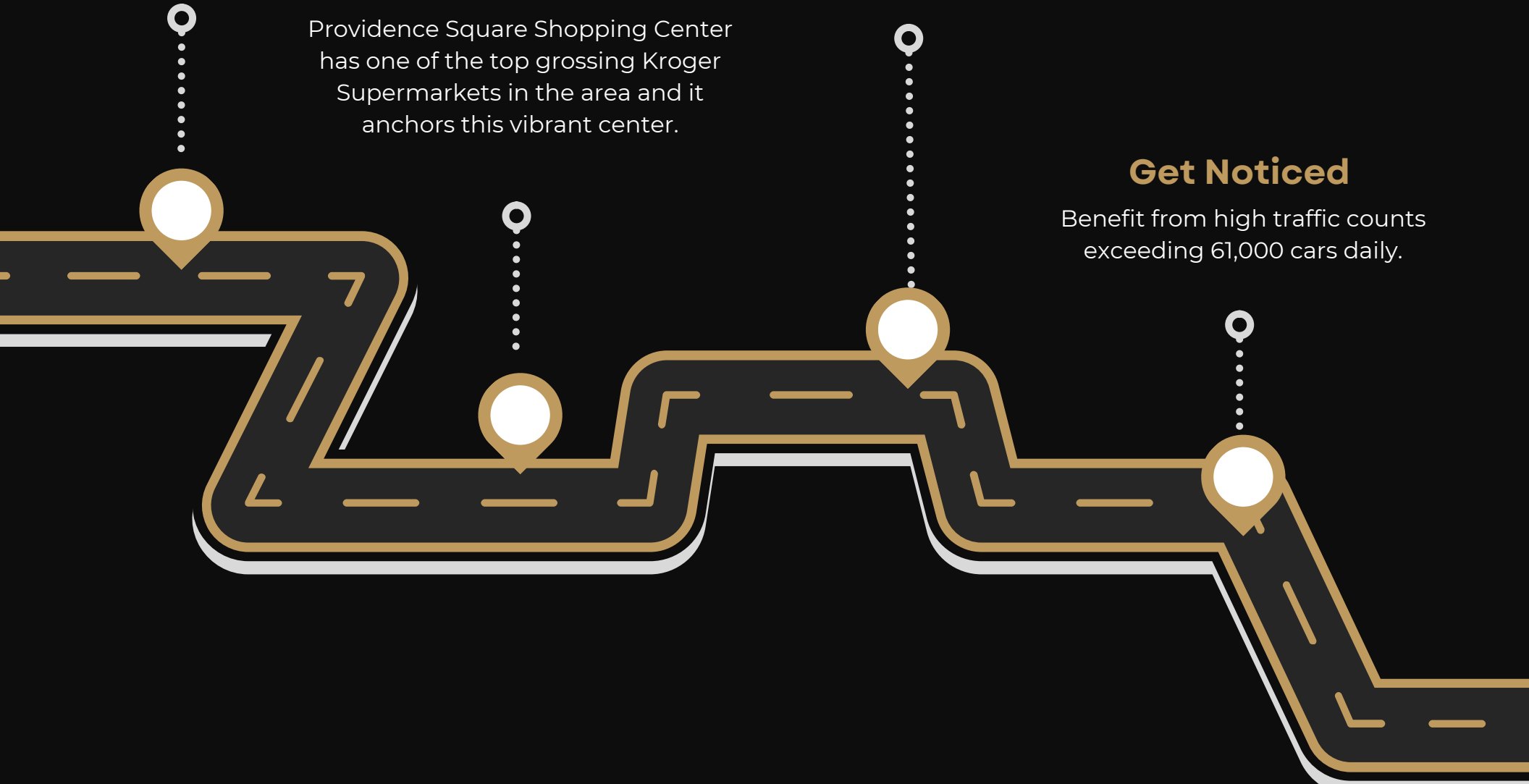
Over 316,000 potential customers reside within a 5-mile radius

Incredible customer draw from our diverse tenant mix such as Long and Foster, Subway, Blue Ribbon Pet Grooming, Virginia ABC Store and the local favorite, The Skinny Dip.

Providence Square Shopping Center has one of the top grossing Kroger Supermarkets in the area and it anchors this vibrant center.

**Get Noticed**

Benefit from high traffic counts exceeding 61,000 cars daily.





**SUSHI MASA**

KEMPVILLE  
**PAWNS**

SILVER JEWELRY CLOCKS  
**CASH FOR GOLD**

**BUY LOAN SELL**

**ALL YOU CAN EAT**  
Lunch \$11.95 Dinner \$20.95

STOP



**Center Location:**

The corner of Kempsville Rd. & Providence Rd.  
Virginia Beach, VA 23464

**Size:**

144,879 SF

**Parking:**

995 Spaces

**Rental Rate:**

Contact Agent

**Estimated CAM, Taxes & Insurance:**

\$2.75

**Space Available:**

Unit 1007 1,140 SF

Available 3/1/2024

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757-486-1000

**MAJOR TENANTS**



**OUTPARCEL**



KLAR VOORHEES HOLMES  
— ORTHODONTICS —



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# Providence Square Shopping Center

Suite #	Tenant
1053-1049	Rock Ink N Roll Tattoo
1047	Bodhi Chiropractic
1045	June Alterations
1043	Coastal Vitamin & Herbs
1041	Crafters Nook
1039-1033	Providence Square Vet
1031	Amazing Sculptz
1029-1025	45 Elite
1023	Blue Ribbon Pet Grooming
1021	Classic Diner
1019	Crew Cuts Barber Shop
1017	Next Level Beauty
1015-1013	Signatures of Style
1011	Salad Master
1009-1007	Kempsville Pawn Shop
1005	Virginia Symphony Orchestra
1003-1001	Hyderabad Biryani House

Suite #	Tenant
991-995	Surf Rider
989	Kappo Nara Raman
987	Ninja Tea
985	The Skinny Dip Frozen Yogurt Bar
983-981	Dollar Bank
979	China Cafe
977	Jenny's Nails
975	Kroger
967	One Main Financial
965	Philly Pretzels
963A	Tropical Fish by Jungle Aquatics
963B	Long and Foster
961	Smith Books
957-959	Virginia ABC Store
955	Restore by Habitat for Humanity



Suite #	Tenant
953	Subway
951	Birdland Music
949	Manivahn's Hair Salon
947	Tidewater Skate Shop
945	DanzStar
943-939	Brick House Diner

## Outparcel Tenants

- Farm Bureau Insurance
- Children's Dentistry & Orthodontics
- Wells Fargo
- 7-Eleven
- Plaza Azteca
- Bayport Credit Union
- Wendy's
- Klar Voorhees Holmes Orthodontics



## OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

### BELIEF

We believe our success will always lie in our integrity.

### RELATIONSHIPS

We believe every relationship is our most important one.

### ENTREPRENEURIAL

We believe in inspiring creativity and innovation.

### EXPERTISE

We believe in hiring and training the best.

### DILIGENCE

We believe the smallest detail is of the greatest importance.

### ENTHUSIASM

We believe in serving passionately and positively.

### NO EXCUSES

We believe in finding solutions, not problems.

## 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).



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The Breeden Company  
560 Lynnhaven Parkway  
Virginia Beach, VA 23452  
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[www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

Providence Square Shopping  
Center is proudly designed,  
developed & managed by

