

For Lease

2,428 sf Former Salon Space Available

Indian Lakes Crossing | 5072 Ferrell Parkway, Virginia Beach

- Premier endcap salon space now available after 15 successful years - rare opportunity in a proven, high-visibility location
- **2,428 SF endcap unit - can be subdivided into approx. 1,000 SF endcap and 1,428 SF**
- Salon upgrades include plumbing and water heaters; **equipment will not remain, but some may be purchased**
- Current configuration of salon:
  - 8 stations and 3 shampoo bowls with a break room on the interior side
  - 5 stations, 2 shampoo bowls and 3 dryers on the endcap side
  - Partially new HVAC
- Located in a high-traffic center anchored by Harris Teeter, ensuring steady customer flow.
- Prominent intersection frontage at Ferrell Parkway (48,225 VPD) and Indian River Road (15,500 VPD)
- Surrounded by dense residential neighborhoods and a strong daytime population.
- Join a dynamic tenant mix including Harris Teeter, Wawa, Sunday's Blue Box, and Little Caesars.

Kevin O'Keefe
Senior Vice President
+1 757 217 1885
kevin.okeefe@colliers.com

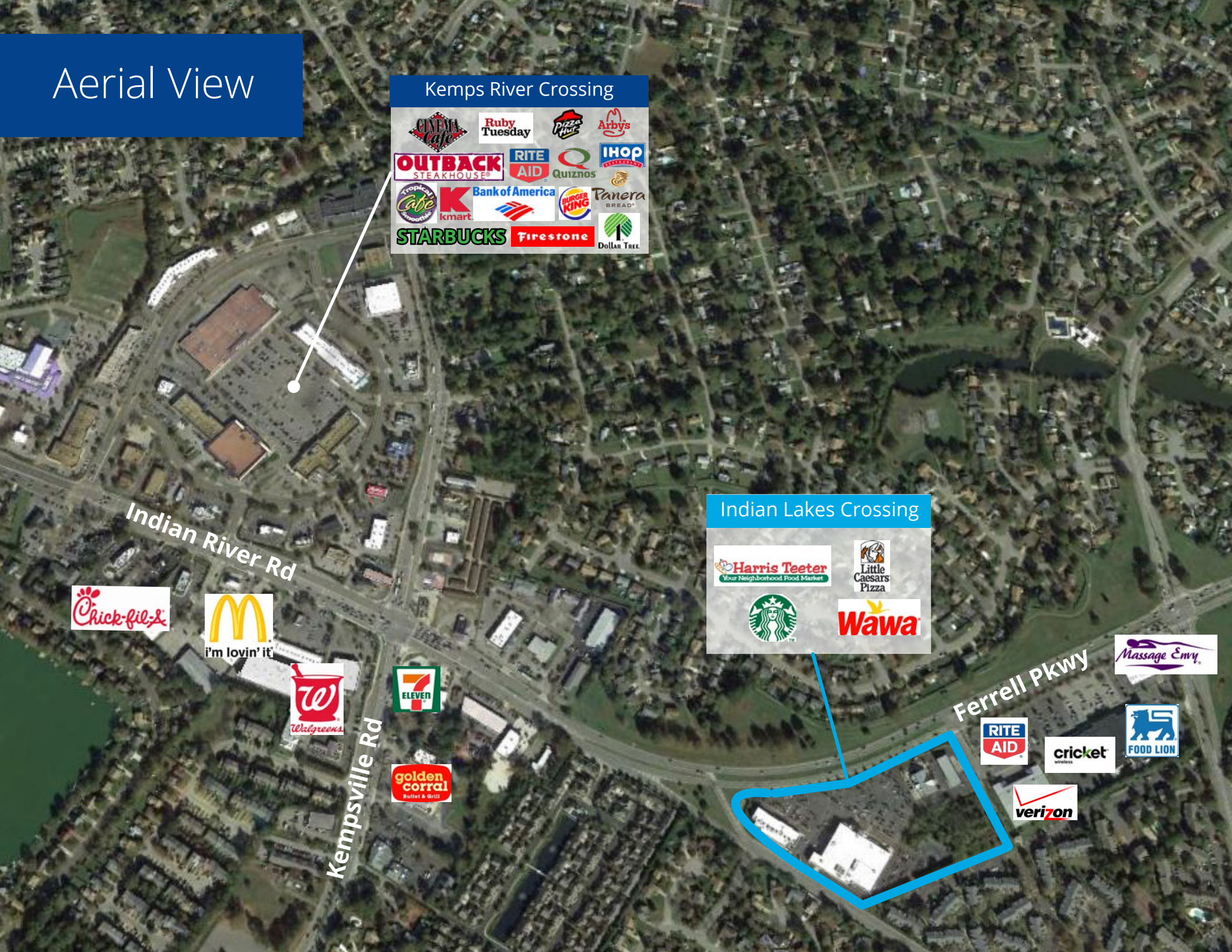
150 W Main Street | Suite 1100
Norfolk, VA 23510
+ 757 490 3300
colliers.com

Site Plan



Demographic Facts	1 Mile	3 Miles	5 Miles
Population	16,831	121,597	287,274
Daytime Population	11,275	85,684	276,630
Average HH Income	$92,394	$94,262	$87,036

Aerial View


Kemps River Crossing
Cinema Cafe
Ruby Tuesday
Pizza Hut
Arby's
Outback Steakhouse
Rite Aid
Quiznos
IHOP
Tropical Smoothie Cafe
Kmart
Bank of America
Burger King
Panera Bread
Starbucks
Firestone
Dollar Tree
Indian River Rd
Chick-fil-A
i'm lovin' it
Walgreens
7-Eleven
golden corral
Buffet & Grill
Kempsville Rd
Indian Lakes Crossing
Harris Teeter
Your Neighborhood Food Market
Little Caesars Pizza
Wawa
Ferrell Pkwy
Massage Envy
Rite Aid
cricket
wireless
Food Lion
verizon



150 W Main Street, St 1100
Norfolk, VA 23510
P: +1 757 490 3300
F: +1 757 490 1200
colliers.com

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