

Colliers

For Lease

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## 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 1,500 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.

Accelerating success.

# 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



## Indian Lakes Crossing



Kempsville Rd

Indian River Rd

Ferrell Pkwy





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