

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 1,428 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.

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

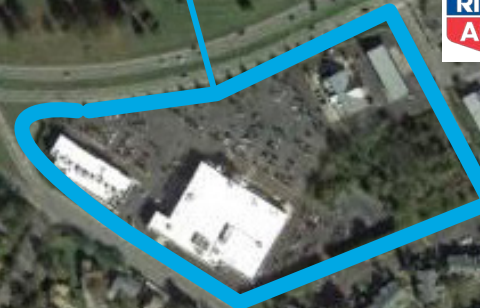


Indian River Rd



Kempsville Rd

Ferrell Pkwy





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