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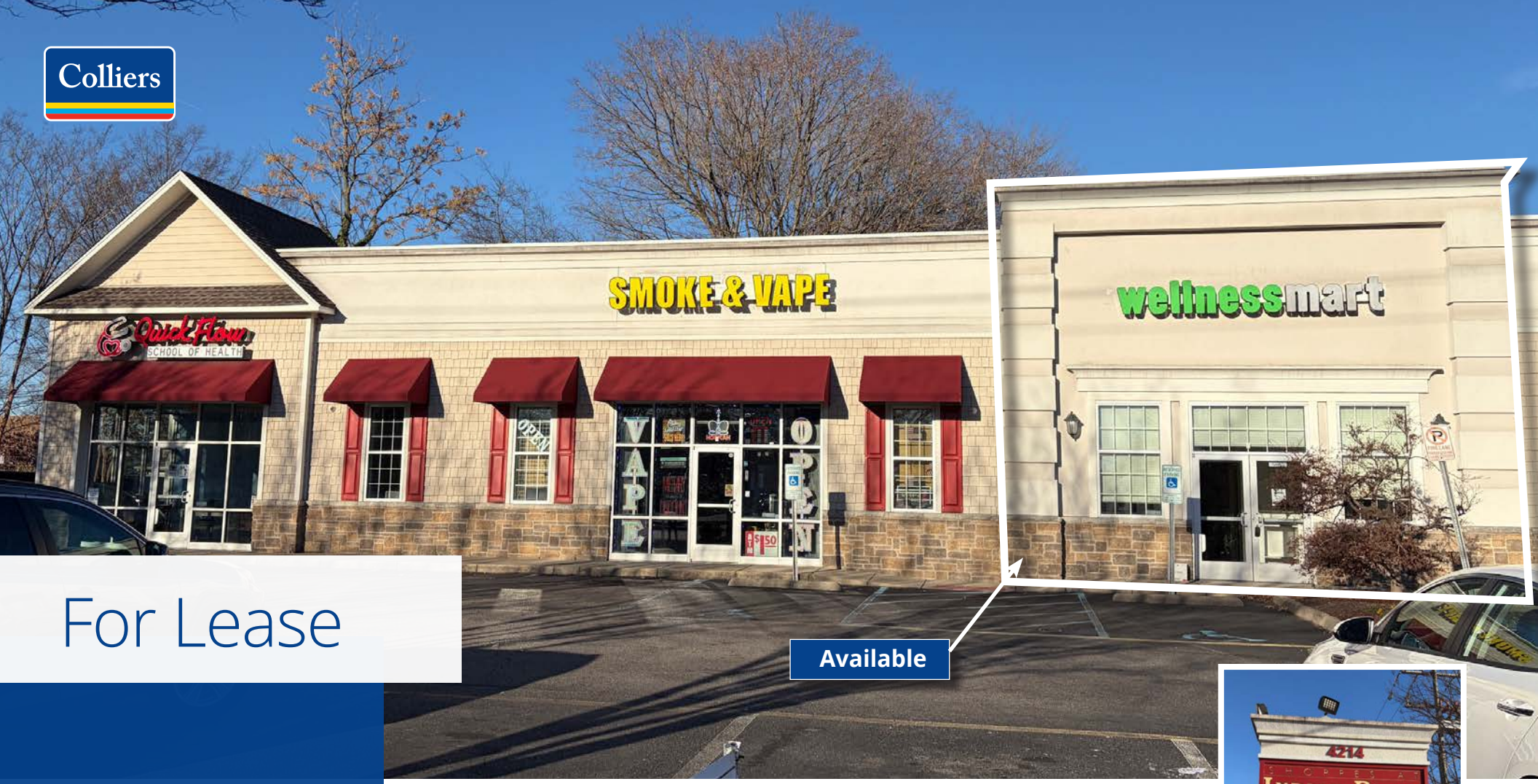
For Lease





4214 Indian River Road | Chesapeake, VA

Shoppes at Indian River

One 1,050 SF Space Available

- Population 104,055 within 3-miles
- Busy Indian River Rd & Sparrow Rd Intersection
- Traffic counts: Indian River Rd & Sparrow Rd - 29,000 AADT

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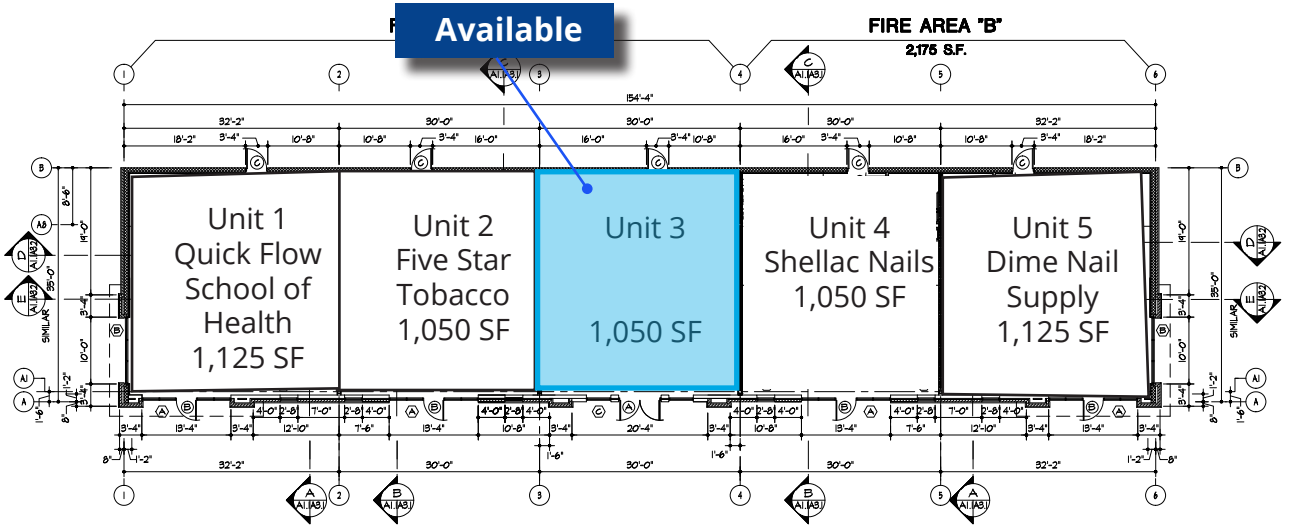
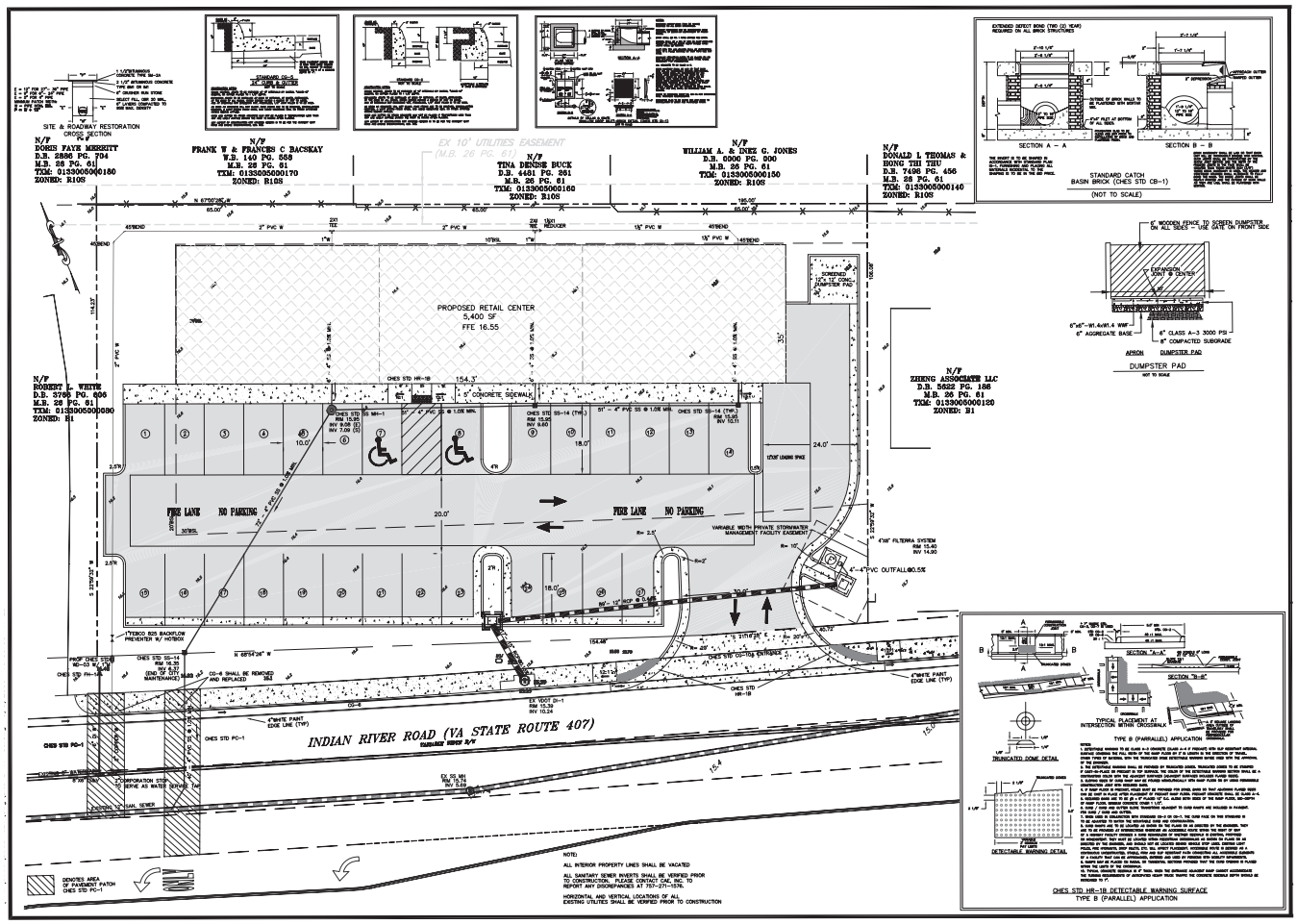
Site Plan


wellness mart
Nails


SMOKE & VAPE
wellness mart


Available
FIRE AREA "B"
2,175 S.F.
Unit 1
Quick Flow
School of
Health
1,125 SF
Unit 2
Five Star
Tobacco
1,050 SF
Unit 3
1,050 SF
Unit 4
Shellac Nails
1,050 SF
Unit 5
Dime Nail
Supply
1,125 SF


PROPOSED RETAIL CENTER
5,400 SF
FFE 16.55
FIRE LANE NO PARKING
FIRE LANE NO PARKING
INDIAN RIVER ROAD (VA STATE ROUTE 407)
DUMPSTER PAD



Demographic Facts	1 Mile	3 Miles	5 Miles
Population	11,741	104,055	303,523
Total Employees	3,141	89,813	238,081
Average HH Income	$72,336	$63,742	$69,374

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