NAIL SALON FOR SALE

CHESAPEAKE, VA

BUSINESS FOR SALE



BUSINESS DESCRIPTION

Nail salon business available at Shoppes at Indian River in Chesapeake, Virginia. The interior features manicure stations, pedicure seating and a reception area in a contemporary setting.

Offered at $199,000, the sale includes all furniture, fixtures and equipment. Reported annual sales are $540,000. The premises are leased, with an exercised five-year renewal extending the term through November 30, 2031.

QUICK FACTS

Location:	Shoppes at Indian River Chesapeake, VA 23325
Space:	1,050 SF
Original Lease Date:	August 31, 2020
Current Term Ends:	November 30, 2026
Renewal:	Five-year option exercised under the fourth amendment, extending the term through November 30, 2031.
Current Base Rent:	$16.88/SF annually $1,477.22 per month, plus CAM.
Beginning December 1, 2026:	$17.39/SF annually $1,521.54 per month, plus CAM with approximately 3% annual increases.
	Asking: $199K
	Annual Sales: $540,000
	Includes all FF&Es



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