



**SITE HIGHLIGHTS**

- ±102,360 SF neighborhood shopping center anchored by Food Lion & Dollar Tree
- Located in Indian Trail, NC one of Charlotte's fastest growing suburbs
- 17 miles Southeast of downtown Charlotte
- Spaces Available:
  - 2,000 SF
  - 2,120 SF
  - 1,500 SF
- Outparcels Available for lease

**CONTACT US**

**LINDSAY STAFFORD**

*Broker Associate*

**Email: [lindsaystafford@dkatz.com](mailto:lindsaystafford@dkatz.com)**

**Phone: (704) 602-9356**



**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	4,948	37,641	91,772
Avg. HH Income	\$70,521	\$77,989	\$89,034
Households	1,761	12,831	31,755
Daytime Population	3,052	15,751	30,422

**KATZ & ASSOCIATES**  
 4500 Cameron Valley Pkwy, Suite 240  
 Charlotte, NC 28211  
 Phone: (704) 362-5050  
[www.katzassociates.com](http://www.katzassociates.com)

**SITE PLAN**



1	Workout Anytime	7,460 SF	11	Pleasant Plains Dental	4,500 SF
3	Sweet Home Carolina	4,500 SF	13	Food Lion	45,000 SF
4	Jack's Pizza	2,000 SF	14	Happy Cleaners	3,000 SF
5	Lily Nails and Spa	2,000 SF	15	Sparks Martial Arts	5,000 SF
6	<b>AVAILABLE</b>	<b>2,000 SF</b>	16A	<b>AVAILABLE</b>	<b>2,120 SF</b>
7	China II	3,600 SF	16	Buddhas Bazaar	2,080 SF
8	Dollar Tree	10,800 SF	20	Indian Trail ABC Store	6,800 SF
10	<b>AVAILABLE (Feb 2018)</b>	<b>1,500 SF</b>		<b>±0.34 AC Outparcel Available</b>	
				<b>±0.54 AC Outparcel Available</b>	



**MARKET AERIAL**

