

# CEDAR WALK MARKET

16715 ORCHARD STONE RUN | CHARLOTTE, NC 28277

±1,200 SF  
AVAILABLE



## CONTACT

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**FOR LEASE**





## PROPERTY/LEASING INFORMATION

SPACE AVAILABLE \_\_\_\_\_ 1,200 SF  
 LEASE RATE \_\_\_\_\_ PLEASE CALL  
 EST. TICAM \_\_\_\_\_ \$5.50 / SF  
 TOTAL GLA \_\_\_\_\_ 28,000 SF

## PROPERTY HIGHLIGHTS

- 1,200 SF inline space available for lease
- Cedar Walk Market is located on the corner of Ardrey Kell Rd and Marvin Rd
- 152 luxury townhomes and live-work units
- Average household income of \$180,703 within 3 miles of the property
- Located near Ardrey Kell High School (+/- 3,500 student), Elon Middle School, and 300 acre Mecklenburg County SportsPlex

## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	11,077	73,964	159,448
AVERAGE HH INCOME	\$190,083	\$180,703	\$174,821
MEDIAN HH INCOME	\$138,456	\$138,054	\$133,664
BUSINESS ESTABLISHMENTS	379	3,945	8,016
DAYTIME EMPLOYMENT	1,473	40,883	70,631

## 2023 TRAFFIC COUNTS (NCDOT)

17,000 VPD on Ardrey Kell Road | 12,000 VPD on Marvin Rd



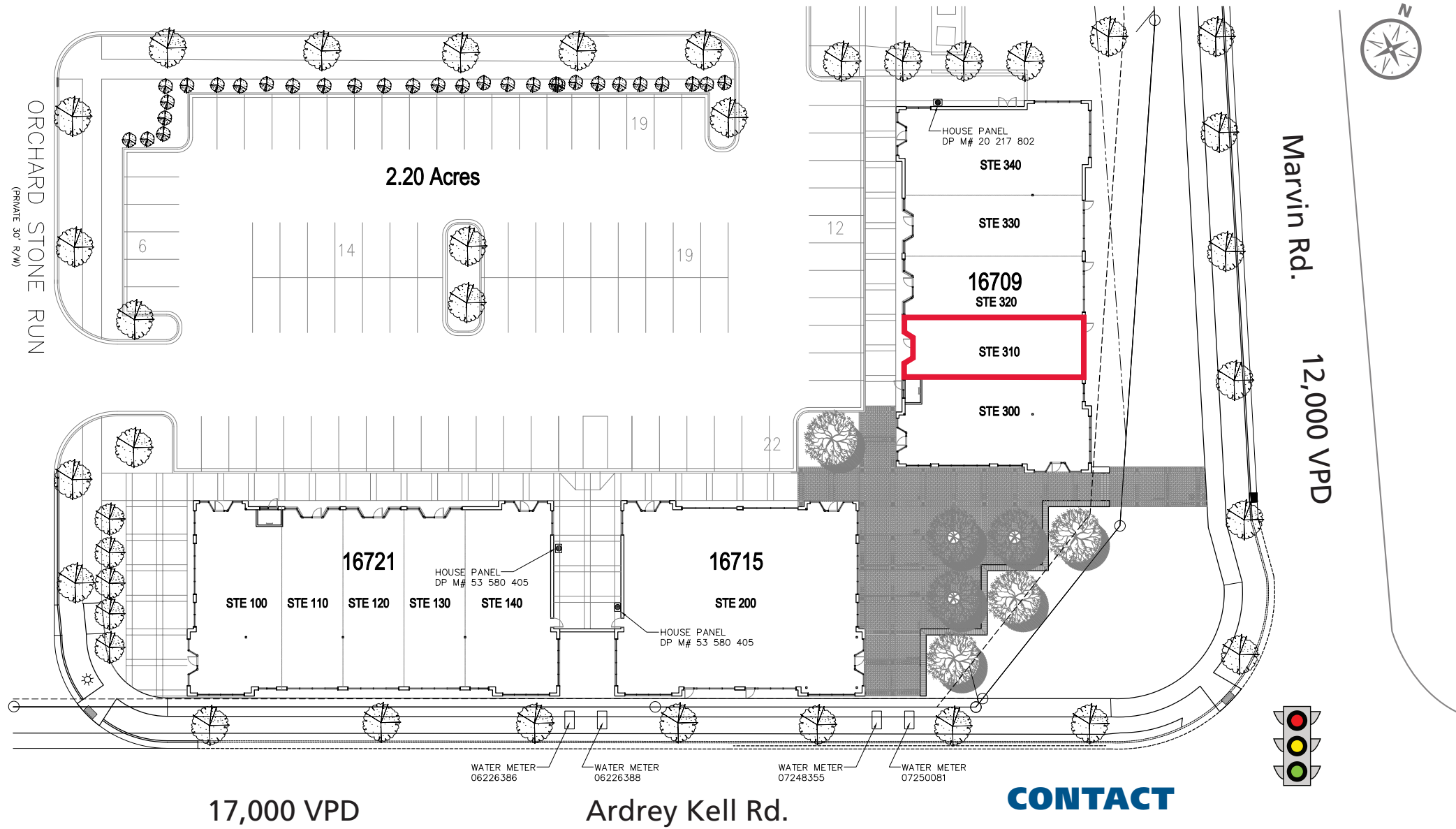
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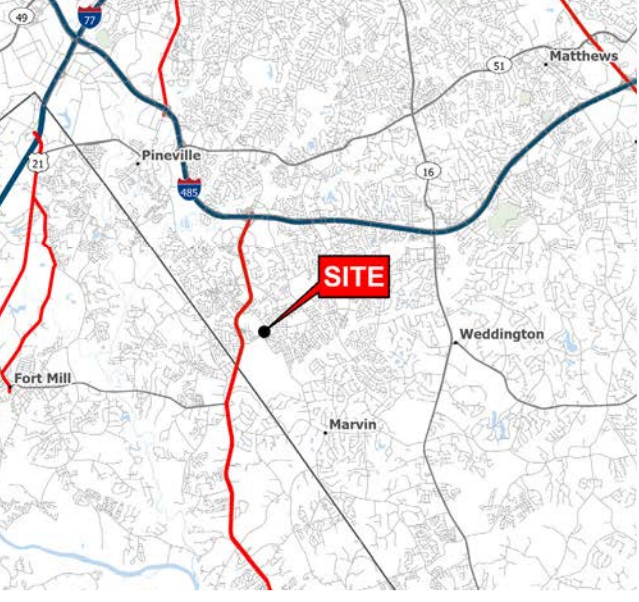
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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100-110	Lorenzo's Restaurant & Scoop Ice Cream	3,000 SF	300	Tous le Jours	1,800 SF
120	9 Round	1,200 SF	<b>310</b>	<b>AVAILABLE</b>	<b>1,200 SF</b>
130-140	ISI Elite Training	3,113 SF	320	Salon Salon	1,200 SF
200	The Clubhouse	4,800 SF	330	Suki Nails	1,200 SF
			340	Gentle Care Cleaners	1,800 SF

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**ARDREY KELL RD & MARVIN RD.**  
CHARLOTTE, NORTH CAROLINA





**SITE**

**YMCA**

**Community House Middle School**

**Ardrey Kell High School ±3,500 Students**

**Proposed Multi-Family**

**Knights View Elementary School**

**TRYON MEDICAL PARTNERS**

**EVERBROOK ACADEMY**

**BLAKENEY**  
**TARGET**  
**Harris Teeter**  
**OFF BROADWAY SHOES**  
**Marshalls**  
**HomeGoods**  
**OLD NAVY**

**CHARLOTTE EYE EAR NOSE & THROAT ASSOCIATES, P.A.**  
**Piedmont EyeCare**  
**Atrium Health Primary Care**  
**Atrium Health Levine Children's**  
**CharlotteRadiology**

**BLAKENEY CROSSING**  
**PET SMART**  
**BEST BUY**

**Elevation CHURCH Blakenee**

**Elevation CHURCH Ballantyne**

**SHOPPES AT ARDREY KELL**  
**Harris Teeter**

**CRUNCH FITNESS**

**SPORTS CONNECTION**  
**FITNESS**

**BALLANTYNE TOWN CENTER**  
**Publix**  
**Walgreens**

**SPROUTS**  
**Holiday Inn EXPRESS**  
**MOD**  
**McALISTER'S DELI**

**CAPSTONE COMMONS**  
**ABC SPIRITS**  
**IHOP**  
**garden of eatin'**

**10,500 VPD**

**40,000 VPD**

**39,500 VPD**

**17,000 VPD**

**9,900 VPD**

**18,500 VPD**

**12,000 VPD**

**31,000 VPD**

**16,500 VPD**

**Providence Road West**

**12,000 VPD Lancaster Highway**

**North Carolina**  
**South Carolina**



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