

NEW FOOD LION ANCHORED SHOPPING CENTER - TROUTMAN, NC

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC 28166



CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
WWW.PROVIDENCEGROUP.COM

FOR LEASE



NEW FOOD LION ANCHORED SHOPPING CENTER

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC 28166

PROPERTY / LEASING INFORMATION

- 16,800 SF Shop Space
- Rates: Please call
- 7 Outparcels (.79 - 1.22 acres)
- Rates/Pricing: Please call

PROPERTY HIGHLIGHTS

- New 35,500 SF Food Lion to open in early 2025
- Shop space delivering in 1st/2nd Qtr 2025
- Signalized access at Crosstie Ln
- 1,000+ residential units under construction within one mile of the site
- 1.7 million SF industrial development planned nearby
- 1/2 mile from I-77

CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com

NEARBY TENANTS



DEMOGRAPHICS (2022)

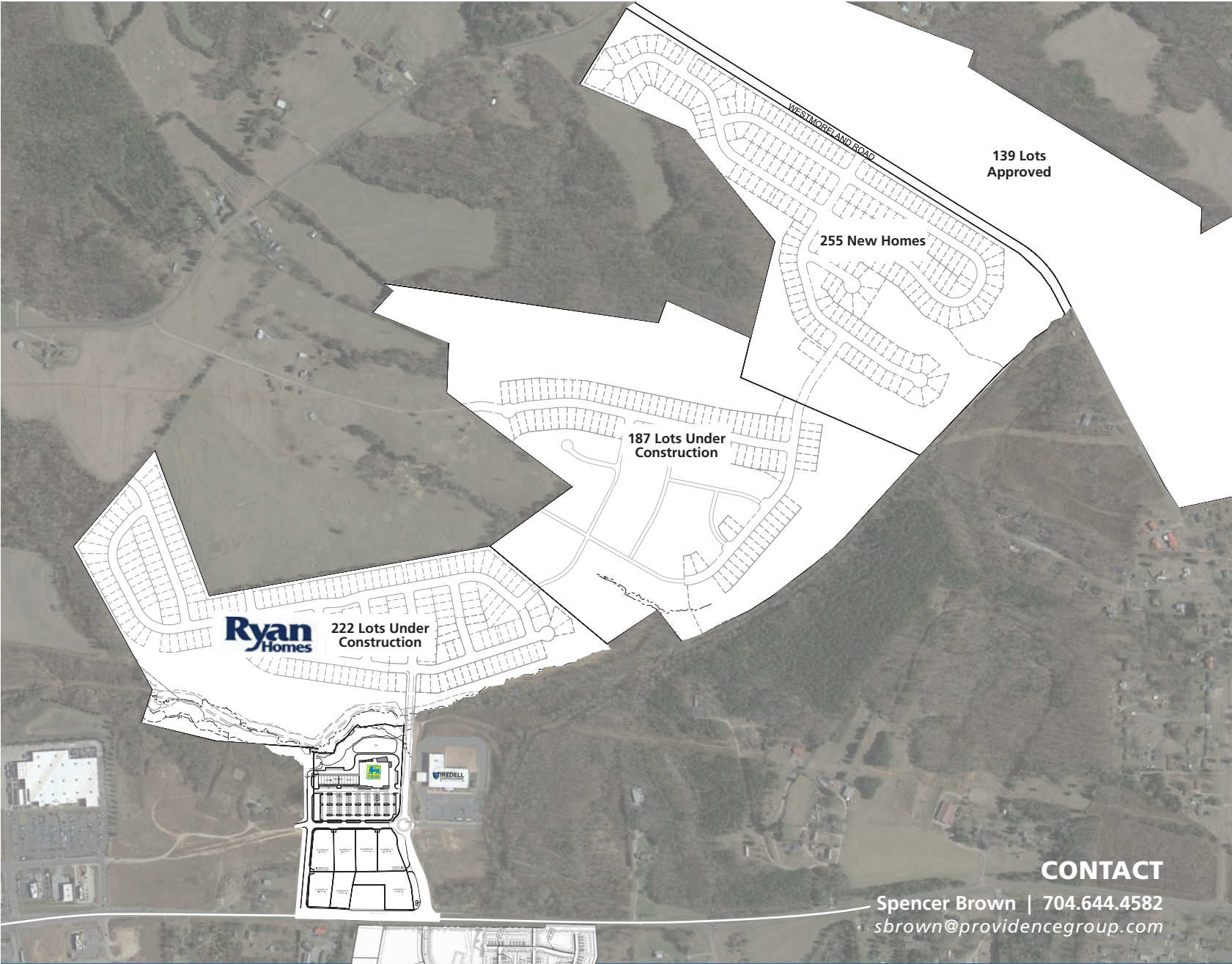
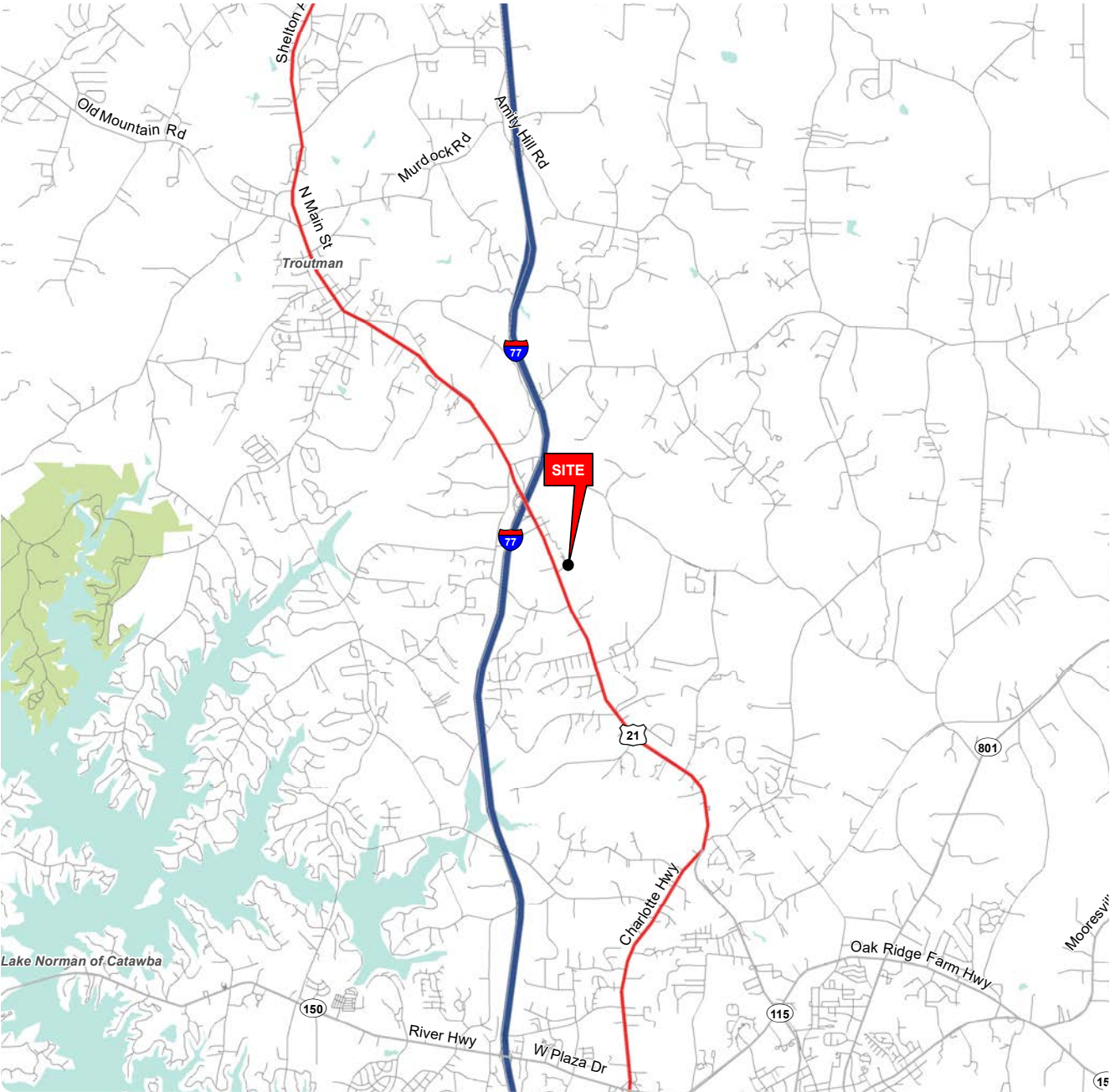
	1 MILE	3 MILE	5 MILE
POPULATION	427	11,225	31,758
AVERAGE HH INCOME	\$58,968	\$84,464	\$90,988
MEDIAN HH INCOME	\$58,856	\$75,352	\$77,627
BUSINESS ESTABLISHMENTS	35	235	1,468
DAYTIME EMPLOYMENT	251	4,033	17,366



© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

NEW FOOD LION ANCHORED SHOPPING CENTER

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC 28166



CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com

© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



NEW FOOD LION ANCHORED SHOPPING CENTER

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC 28166



CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com