

# JACOB'S CROSSING - TROUTMAN, NC

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC 28166

## FOOD LION NOW OPEN!



**NOW OPEN!**



### CONTACT

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**FOR LEASE**



# JACOB'S CROSSING - TROUTMAN, NC

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## PROPERTY / LEASING INFORMATION

- 1,200 - 8,750 SF Space Available
- Rates: Please call
- Four Outparcels Available (1-2 acres)
- Rates / Pricing: Please call

## PROPERTY HIGHLIGHTS

- New 35,500 SF Food Lion - Now Open!
- Shop space delivering in 4th Qtr 2025
- Signalized access at Crosstie Ln
- Within one mile of the site there are 1,250+ under construction/ recently completed residential units, and another 700+ in planning
- 1.7 million SF industrial development planned nearby
- 1/2 mile from I-77

## CONTACT

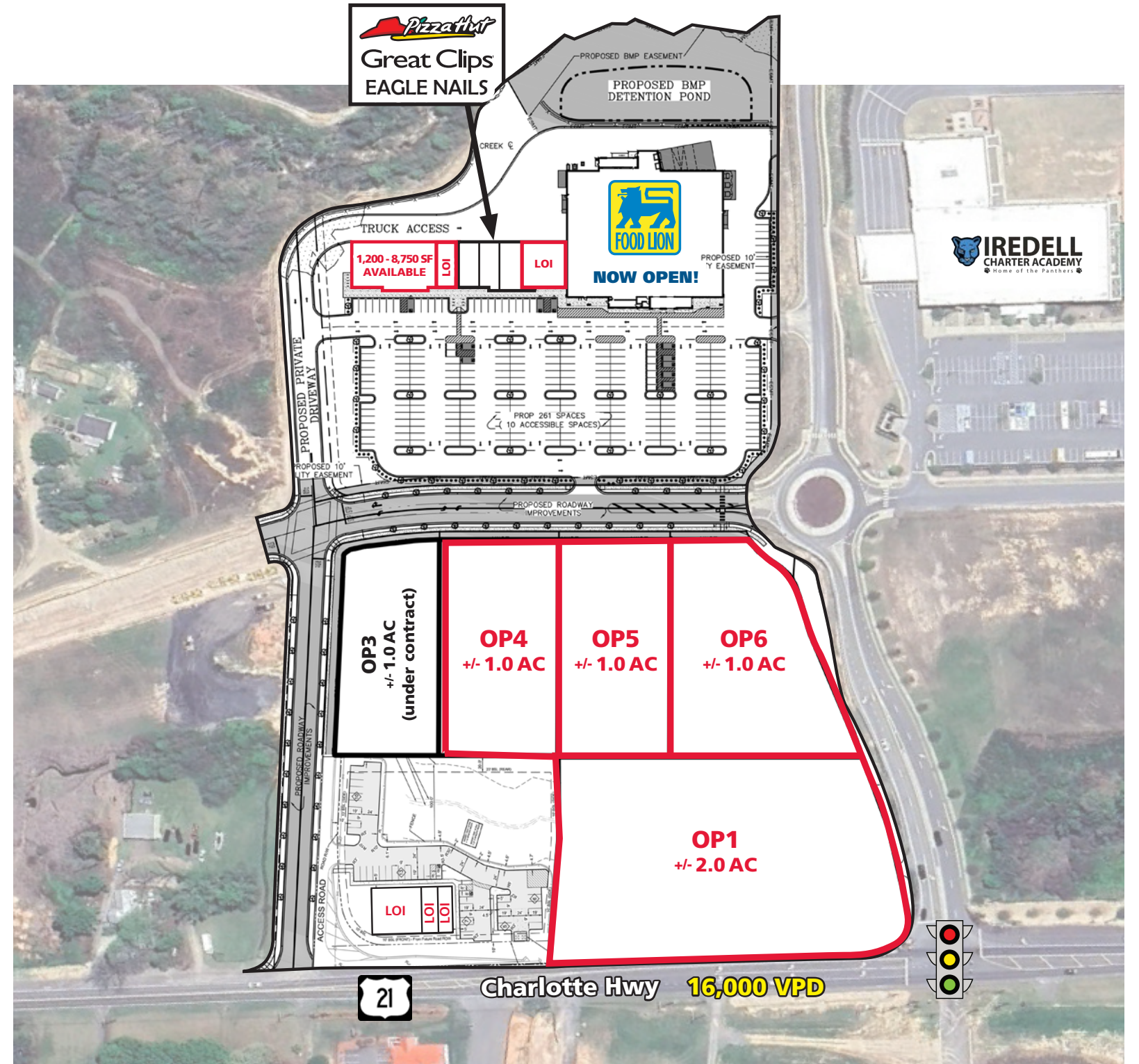
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## NEARBY TENANTS



## DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	1,664	13,065	36,194
AVERAGE HH INCOME	\$91,560	\$122,250	\$120,064
MEDIAN HH INCOME	\$74,041	\$92,858	\$91,206
BUSINESS ESTABLISHMENTS	40	250	1,552
DAYTIME EMPLOYMENT	366	4,785	17,207



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Weather's Creek  
222 Single-Family  
Homes

**Pizzatit**  
Great Clips  
EAGLE NAILS

PROPOSED BMP DETENTION POND

TRUCK ACCESS -

1,200 - 8,750 SF  
AVAILABLE

LOI



PROPOSED UTILITY EASEMENT

**IREDELL**  
CHARTER ACADEMY  
Home of the Panthers

OP3  
+/- 1.0 AC  
(under contract)

OP4  
+/- 1.0 AC

OP5  
+/- 1.0 AC

OP6  
+/- 1.0 AC

OP1  
+/- 2.0 AC

LOI

LOI

Charlotte Hwy

16,000 VPD



Charlotte Hwy

**DOLLAR GENERAL**

**Ryan Homes**  
76 Single-Family Units  
165 Townhomes  
(Under Construction)

**Dewitt-Weather's Creek**  
458 Apartments Approved  
(Construction Begins - 25')

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