

JACOB'S CROSSING

1127 CHARLOTTE HIGHWAY TROUTMAN, NC | 28166

SHOP SPACE & OUTPARCELS AVAILABLE

CALL FOR DETAILS

Spencer Brown 704.644.4582

sbrown@providencegroup.com











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LEASING INFORMATION

- Up to 5,005 SF Space Available
- Rates: Please call
- Four Outparcels Available (1 1.7 acres)

PROPERTY HIGHLIGHTS

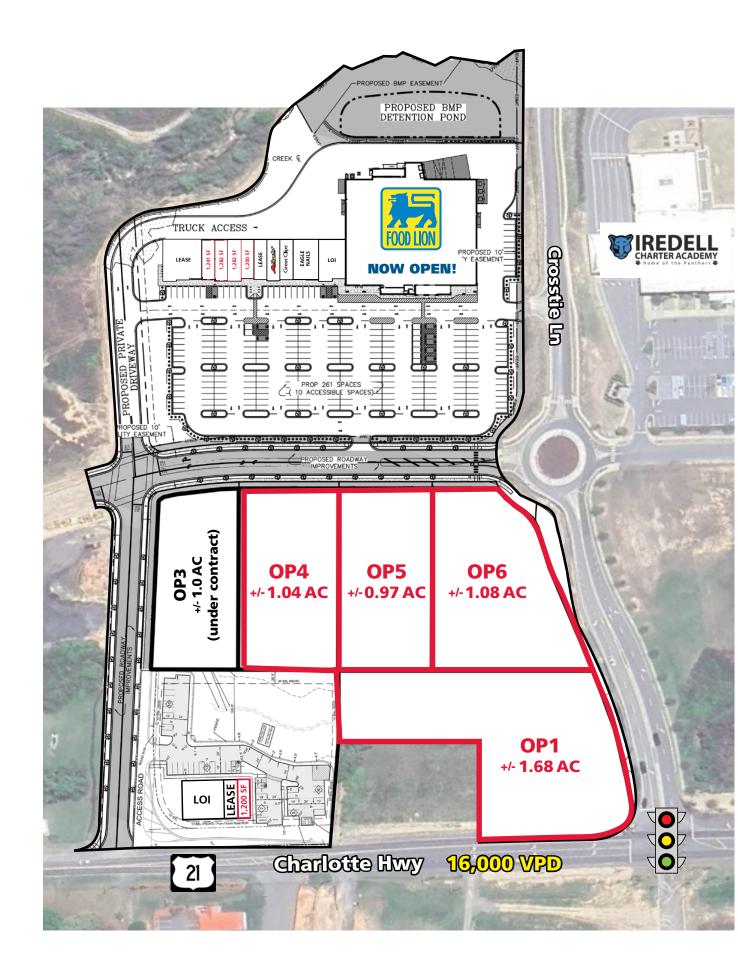
- New 35,500 SF Food Lion NOW OPEN!
- Shop space delivering in 1st Qtr 2026
- Signalized access at Crosstie Ln
- Within one mile of the site there are 1,250+ under construction/ recently completed residential units, and another 700+ in planning
- 1.7 million SF industrial development planned nearby
- 1/2 mile from I-77

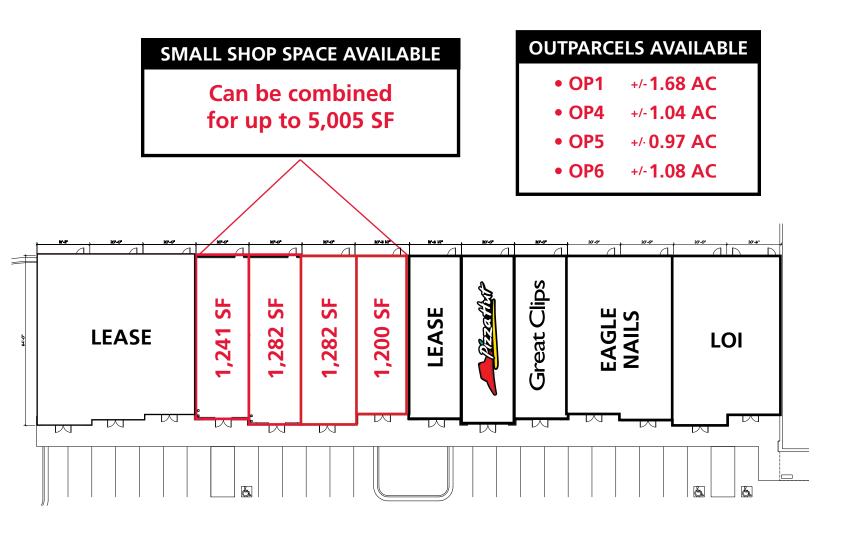
DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	1,664	13,065	36,194
AVERAGE HH INCOME	\$91,560	\$122,250	\$120,064
MEDIAN HH INCOME	\$74,041	\$92,858	\$91,206
BUSINESS ESTABLISHMENTS	40	250	1,552
DAYTIME EMPLOYMENT	366	4,785	17,207

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300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.coм Weather's Creek 222 Single-Family Homes

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

Crosstie Ln

WIREDEL





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Westmoreland Village Ph I 139 Single-Family Homes Construction)

Sutter's Mill Ph I 236 Single-Family



Westmoreland Village Ph II 96 Single-Family Homes (Under Construction)

Sutter's Mill Ph IV 33 Single-Family Homes (Under Construction)

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