

JACOB'S CROSSING - TROUTMAN, NC

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC 28166



CONTACT

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FOR LEASE



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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 to open in early 2025
- 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

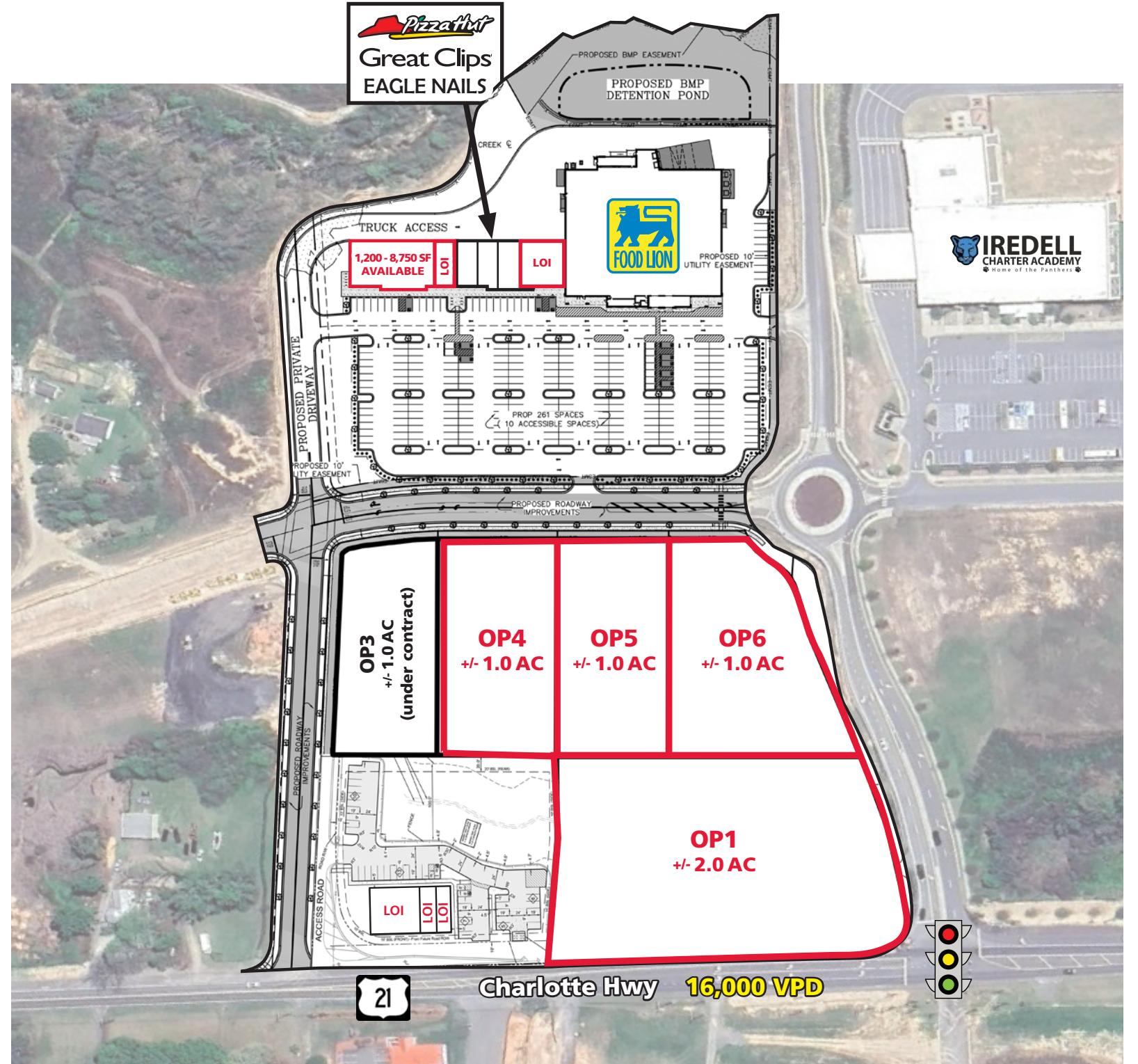
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NEARBY TENANTS



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

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

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

Charlotte Hwy

16,000 VPD



Charlotte Hwy

DOLLAR GENERAL

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

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