

SHOPPES AT DAVIS LAKE

8505 DAVIS LAKE PARKWAY
CHARLOTTE, NC | 28269


Harris Teeter
Food Market And Pharmacy

Pharmacy

burn boat camp

CONTACT

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AVAILABLE
FOR LEASE



SHOPPES AT DAVIS LAKE

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PROPERTY / LEASING INFORMATION

Total GLA: 90,811 SF

Available space: 1,153 - 5,000 SF Available

Asking rate: Please call

Year Built: 2004

Traffic Counts: 31,500 VPD on W.T. Harris Blvd.

PROPERTY HIGHLIGHTS

The Shoppes at Davis Lake is a Harris Teeter anchored neighborhood center located at the intersection of WT Harris Blvd & Davis Lake Pkwy in north Charlotte. The center has strong demographics with a population over 170,000 in 5 miles and average household income over \$88,000. The new ~400 acre Griffith Lakes development across WT Harris Blvd will bring another 180 townhomes and 560 single family homes upon completion.



DEMOGRAPHICS (2024)

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| POPULATION | 9,762 | 69,675 | 163,516 |
| AVERAGE HH INCOME | \$84,650 | \$91,258 | \$91,519 |
| MEDIAN HH INCOME | \$71,765 | \$72,898 | \$73,167 |
| BUSINESS ESTABLISHMENTS | 371 | 3,880 | 8,138 |
| DAYTIME EMPLOYMENT | 2,939 | 34,265 | 67,689 |

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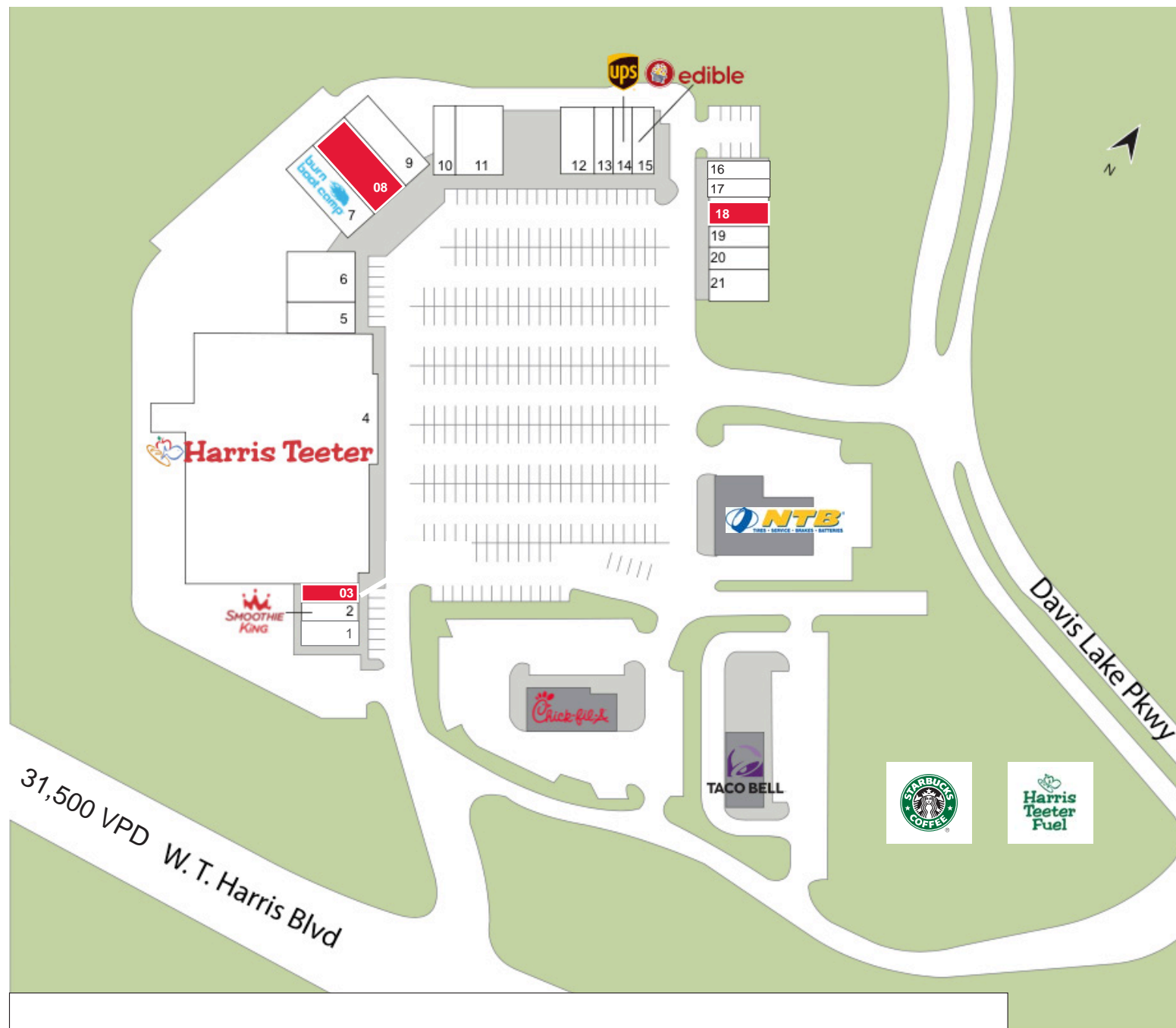
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SITE PLAN



| Unit | Tenant | SF |
|------------|----------------------------------|--------------|
| 001 | Donut House | 1,623 |
| 002 | Smoothie King | 1,168 |
| 003 | AVAILABLE | 1,153 |
| 004 | Harris Teeter | 52,067 |
| 005 | Vietthai | 2,100 |
| 006 | US Nails Spa | 2,800 |
| 007 | Burn Boot Camp | 4,000 |
| 008 | AVAILABLE | 5,000 |
| 009 | Modern Family Dental Care | 3,000 |
| 010 | United States Coast Guard | 1,625 |
| 011 | Golden Taipei Chinese Restaurant | 2,925 |
| 012 | Davinci's Pizza Pasta & Subs | 1,950 |

| | | |
|------------|-----------------------------|--------------|
| 013 | H&R Block | 1,300 |
| 014 | The UPS Store | 1,300 |
| 015 | Edible Arrangements | 1,300 |
| 016 | US National Guard | 900 |
| 017 | US National Guard | 1,200 |
| 018 | AVAILABLE | 1,200 |
| 019 | Carolina Cremation | 1,200 |
| 020 | Davis Lake Tobacco And Vape | 1,200 |
| 021 | Chex Grill & Wings | 1,800 |
| 022 | NTB | 0 |
| 023 | Harris Teeter Fuel | 0 |
| 024 | Starbucks | 0 |
| 025 | Taco Bell | 0 |
| 026 | Chick-Fil-A | 0 |

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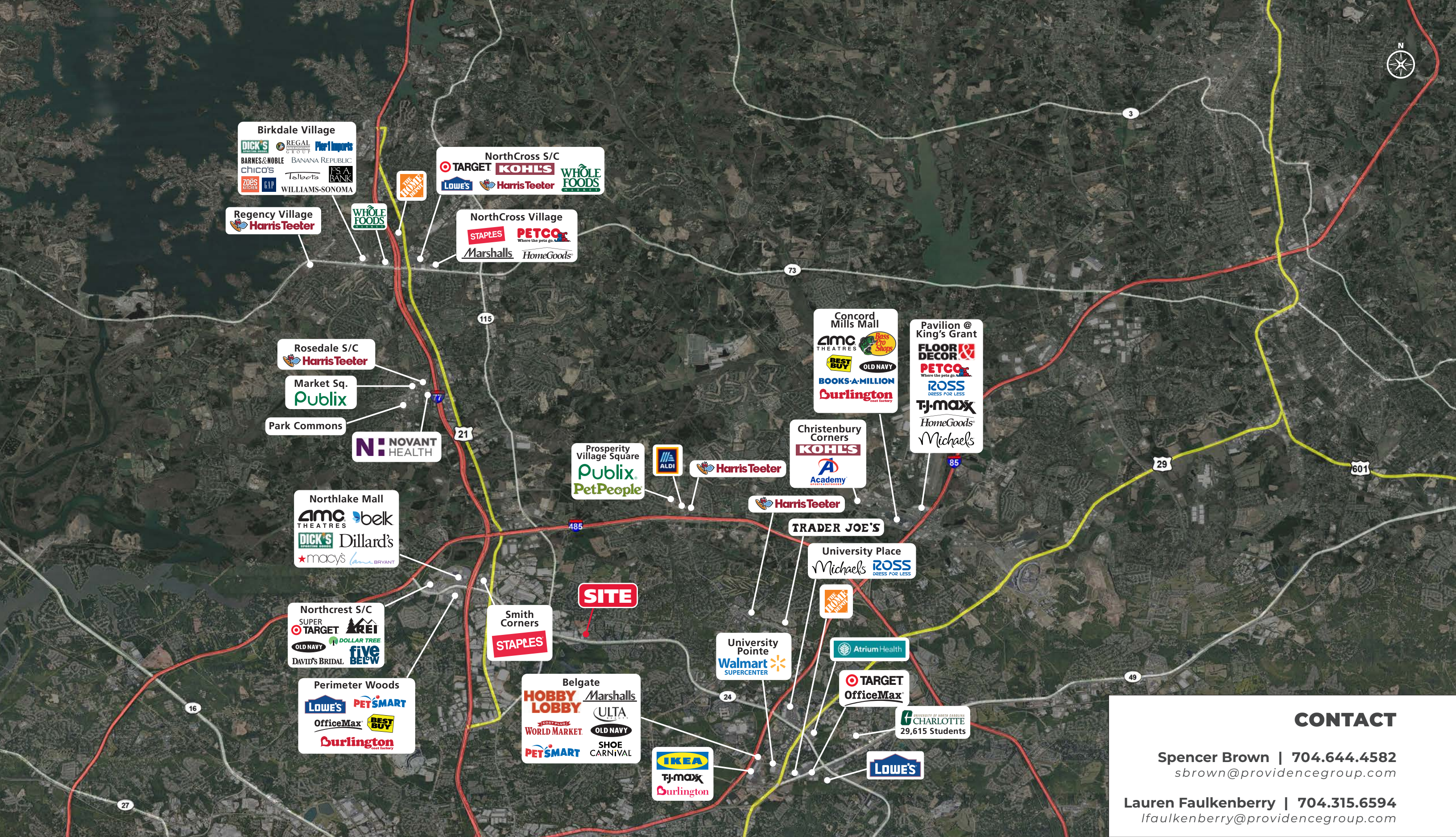
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SITE
 Shoppes at Davis Lake
 Harris Teeter The UPS Store edible arrangements
 SMOOTHIE KING Chick-fil-z STARBUCKS NTB

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