

YORK RIDGE SHOPPING CENTER

11112 South Tryon Street, Charlotte, NC 28273

EXECUTIVE SUMMARY



LOCATION OVERVIEW

74,177 SF shopping center located in Steele Creek

PROPERTY HIGHLIGHTS

- **AVAILABILITY:** In-Line Space (1,400 SF), Outparcel Building (6,656 SF), and Outparcel Pad (0.7+/- AC)
- Trade area boasts one of the strongest population growth rates in Mecklenburg County
- Access to the signalized intersection of South Tryon Street and Moss Road as well as right-in and right-out access via South Tryon Street
- Drive-thru allowed on Outparcel Pad
- Traffic Counts: South Tryon Street- 39,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Population Density	11,419	48,913	109,198
2018 Daytime Employment	4,288	48,247	103,383
2018 Average HH Income	\$73,082	\$87,472	\$90,259

EXCLUSIVE AGENT(S)

DAWN PRINCE HOOVER • dawn.princehooover@tscg.com • 704.335.5455

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A	Available	6,656 SF	I	Sabor Latin Street Grill	1,660 SF
B	A Piece of Havana	5,000 SF	J	C Macs	1,200 SF
C	Papa John's	1,750 SF	K	Nail Gallery	1,200 SF
D	Available	1,400 SF	L	S & S Alterations	1,200 SF
E	Kumon	1,400 SF	M	CRS	1,200 SF
F	Jersey Mike's	1,400 SF	N	Club Fitness	44,000 SF
G	China Tea	1,400 SF	O	Carefirst Pharmacy	1,200 SF
H	J K Morgan	740 SF			

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