

Morrocroft Village

3904 Colony Road
Charlotte, NC 28211

Bell Moore
GROUP, INC.



SHOPPING CENTER ANCHORS:

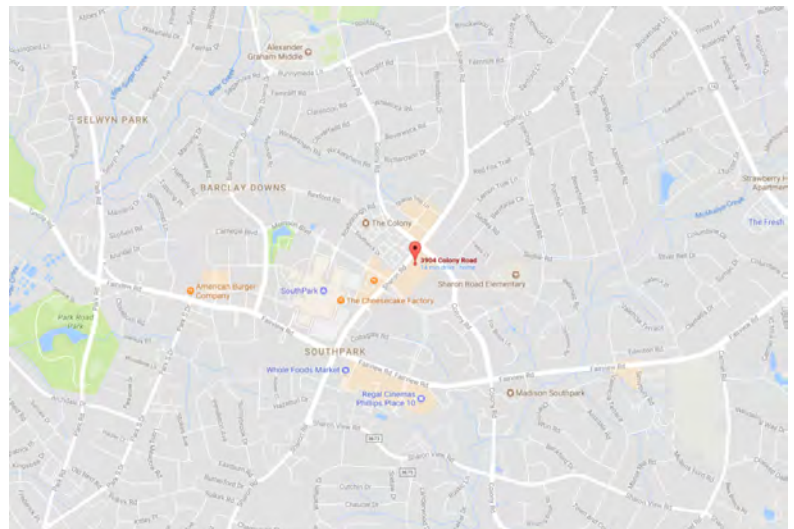


PROPERTY HIGHLIGHTS:

- 119,192 SF Total GLA
- 19,000 to 27,209 SF Anchor space available
- Located in the affluent SouthPark area
- Walking distance from SouthPark Mall
- Great visibility, access, and parking

TRAFFIC COUNTS:

- Sharon Road - 30,000 VPD
- Colony Road - 20,000 VPD



DEMOGRAPHICS (2017):	1 Mile	3 Mile	5 Mile
Population:	9,227	88,063	255,910
Average HH Income:	\$152,774	\$133,985	\$101,013
Daytime Population:	23,408	47,009	198,770

FOR MORE INFORMATION CONTACT:

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(704) 529-6720 ext. 302
rianne@bellmooregroup.com

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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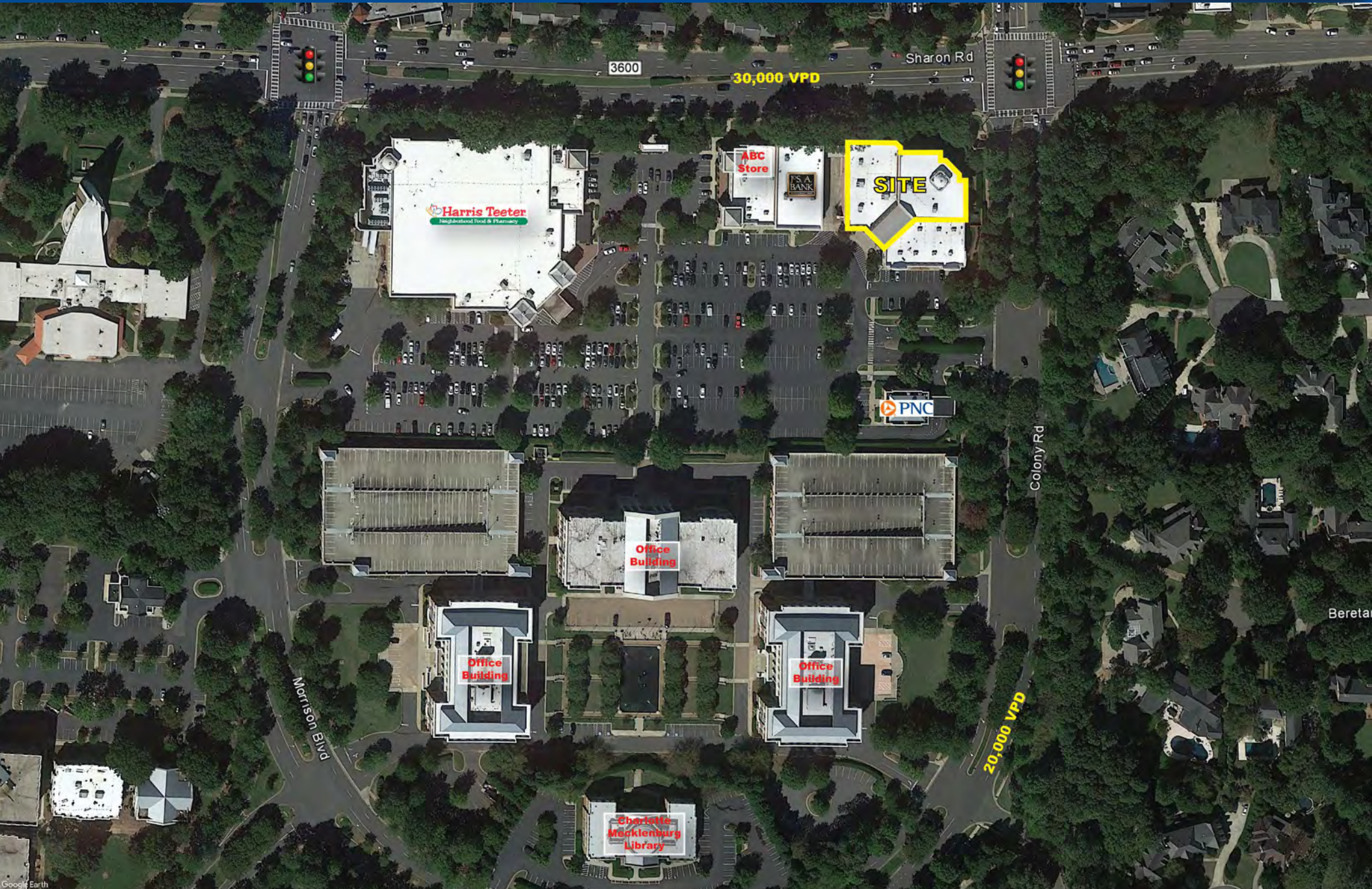
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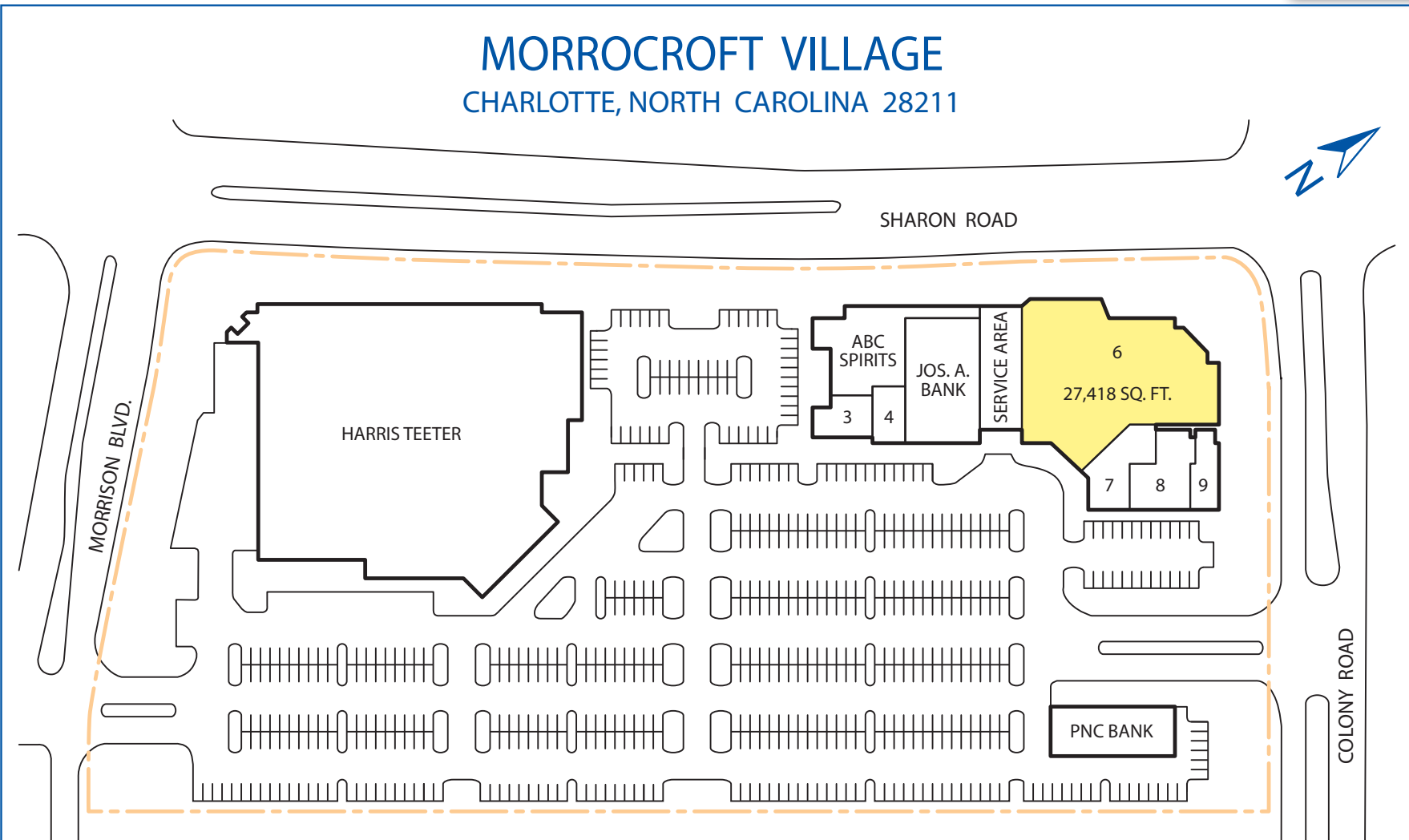
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MORROCROFT VILLAGE CHARLOTTE, NORTH CAROLINA 28211



Space Number	Tenant
1	Harris Teeter
2	ABC Spirits
3	Euphoria Spa & Salon

Space Number	Tenant
4	Elite Cleaners
5	Jos. A. Bank
6	AVAILABLE 27,418 SQ. FT.
7	Donald Haack Diamonds

Space Number	Tenant
8	Ageless Remedies
9	Alphabet Soup
10	PNC Bank



The information contained herein has been given to us by sources believed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.