

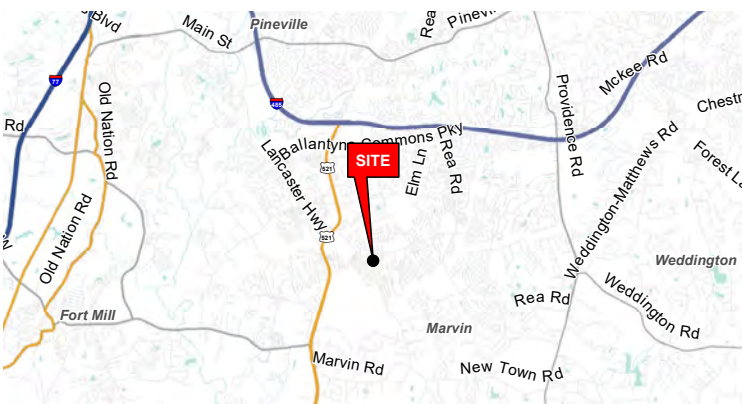


CEDAR WALK MARKET

16715 ORCHARD STONE RUN | CHARLOTTE, NC 28277



PROPERTY PHOTO



PROPERTY INFORMATION

SPACE AVAILABLE	3,113 SF
LEASE RATE	PLEASE CALL
EST. TICAM	\$5.18 / SF
TOTAL GLA	28,000 SF

PROPERTY INFORMATION

- Cedar Walk Market is located on the corner of Ardrey Kell Rd
- 152 luxury townhomes and live-work units.
- Average household incomes of \$150,756 within 3 miles of the property.
- Located near Ardrey Kell High School (+/- 2,800 student), Elon Middle School, and 300 acre Mecklenburg County SportsPlex

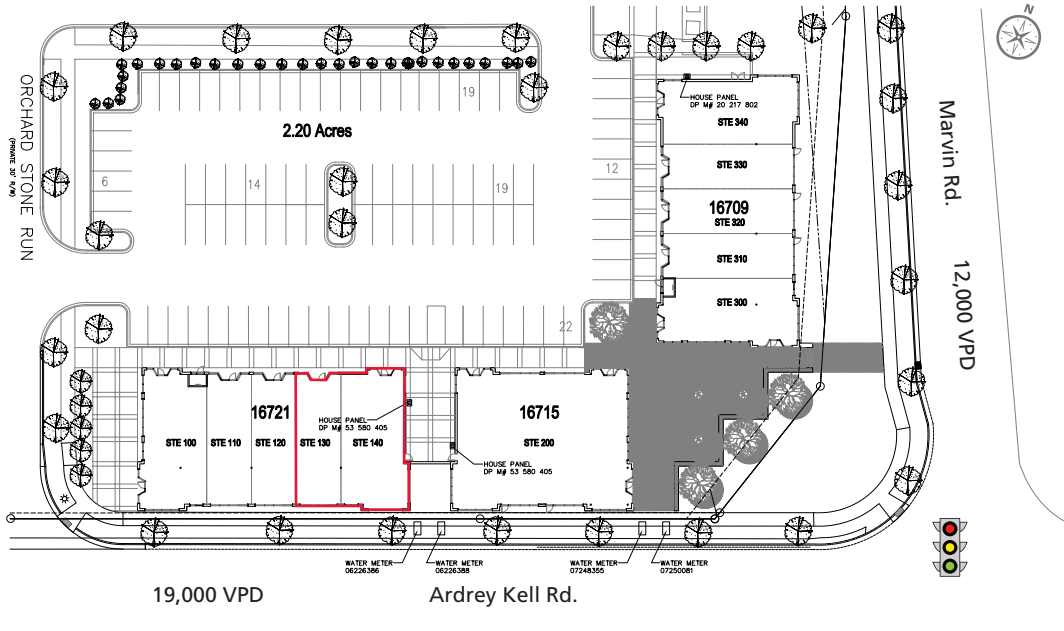
DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	12,593	67,082	142,630
AVERAGE HH INCOME	\$139,806	\$150,756	\$137,724
MEDIAN HH INCOME	\$116,335	\$115,210	\$104,372
BUSINESS ESTABLISHMENTS	335	2,233	5,226
DAYTIME EMPLOYMENT	2,371	25,974	58,887

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TRAFFIC COUNTS 2016 (NCDOT)

- 19,000 VPD on Ardrey Kell Rd
- 12,000 VPD on Marvin Rd



SUITE	TENANT	SIZE
100-110	Lorenzo's Restaurant & Scoop Ice Cream	3,000 SF
120	9 Round	1,200 SF
130-140	Vacant	3,113 SF
200	Buffalo Wings & Rings	4,800 SF
300	Bagel Bin	1,800 SF
310	Carolina Fish Market	1,200 SF
320	Salon Salon	1,200 SF
330	Suki Nails	1,200 SF
340	Gentle Care Cleaners	1,800 SF



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