

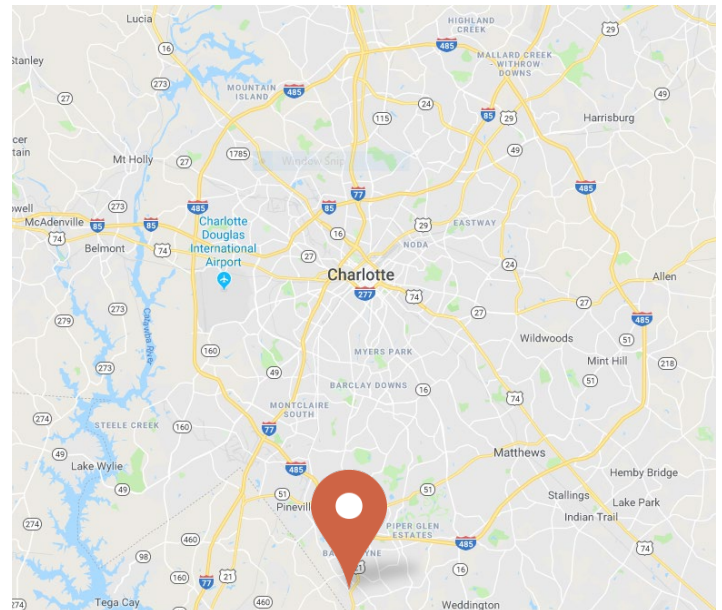
HUNTER'S CROSSING HIGHWAY 521 & LANCASTER HIGHWAY, CHARLOTTE, NC

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PROPERTY FEATURES

- 2nd Generation restaurant space available
- 1,027 – 1,782 SF of retail space available
- Located in South Charlotte at the intersection of Highway 521 (Johnston Road) and Lancaster Highway
- GLA is approximately 93,887 SF
- Outparcel retailers include CVS Pharmacy and Wendy's
- A strong tenant mix provides customers with restaurants, service providers and retail shops



For more information, please contact:

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HIGHWAY 521 & LANCASTER HIGHWAY, CHARLOTTE, NC



| BUILDING 16045 | | |
|----------------|---------------------------|--------|
| UNIT | TENANT | SF |
| A | Urban Farmhouse Furniture | 21,739 |
| B | Crunch Fitness | 29,356 |

| BUILDING 16041 | | |
|----------------|------------------|--------------|
| UNIT | TENANT | SF |
| A | Sherwin-Williams | 4,016 |
| E | Idea Lab Kids | 2,395 |
| F | CK Nails | 1,200 |
| G | AVAILABLE | 1,213 |

| BUILDING 16049 | | |
|----------------|-------------------|--------------|
| UNIT | TENANT | SF |
| H | Great Clips | 1,230 |
| I | Dentalchoice | 2,428 |
| J | Papa John's Pizza | 1,138 |
| L | AVAILABLE | 1,782 |
| N | Amazing Wok | 1,752 |

| BUILDING 16131 | | |
|----------------|-----------------------------------------|--------------|
| UNIT | TENANT | SF |
| 100 | Dunkin/Baskin Robbins | 2,270 |
| 110 | Allstate Insurance Agency | 1,313 |
| 120 | Experimac | 1,245 |
| 130 | Serenity Salon | 1,269 |
| 140 | Super Kicks Karate | 2,510 |
| 150 | Hire Dynamics (Available 5/1/21) | 1,269 |
| 160 | AVAILABLE | 1,027 |
| 170 | Eye Care Center | 2,417 |

| BUILDING 16139 | | |
|----------------|----------------------------|-------|
| UNIT | TENANT | SF |
| 100 | Ballantyne Vet Hospital | 3,357 |
| 110 | Novant Medical Group | 1,482 |
| 120 | Novant Medical Group | 2,502 |
| 130 | Novant Medical Group | 1,268 |
| 140 | Benchmark Physical Therapy | 1,244 |
| 150 | La Autentica Mexican | 3,537 |

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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------------|------------|-----------|-----------|
| TOTAL POPULATION | 11,993 | 62,859 | 146,560 |
| 2023 PROJECTED POP. | 13,236 | 70,050 | 163,021 |
| TOTAL HOUSEHOLDS | 4,641 | 23,791 | 56,169 |
| AVG. HH INCOME | \$137,321 | \$142,550 | \$134,511 |
| DAYTIME EMPLOYEES | 2,619 | 31,930 | 61,038 |
| TRAFFIC COUNTS: | | | |
| HIGHWAY 521 (S. OF OLD LANCASTER HWY) | 49,000 VPD | | |
| HIGHWAY 521 (N. OF OLD LANCASTER HWY) | 45,000 VPD | | |
| OLD LANCASTER HWY | 18,000 VPD | | |



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