

SHOPPES AT SMITH CORNERS OUT PARCEL

7320 Smith Corners Blvd | Charlotte, NC

OFFERING MEMORANDUM

±1.42 ACRES

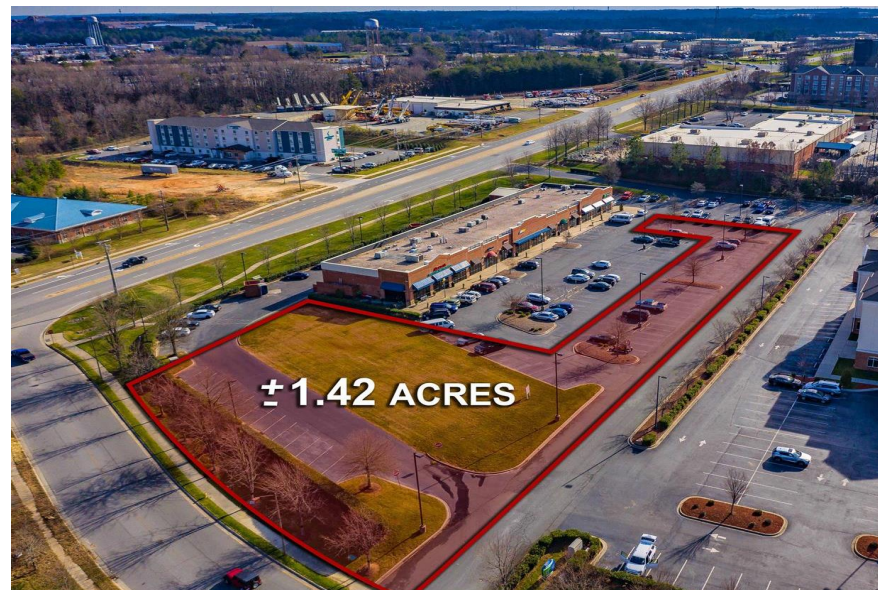


OFFERING SUMMARY

ADDRESS	7320 Smith Corners Blvd Charlotte NC 28269
COUNTY	Mecklenburg
MARKET	Charlotte MSA
SUBMARKET	Northeast/I-77
OFFERING PRICE	\$725,000
PRICE PSF	\$11.72
LAND SF	61,855 SF
ZONING TYPE	I-1
# OF PARCELS	1
APN	02509236A

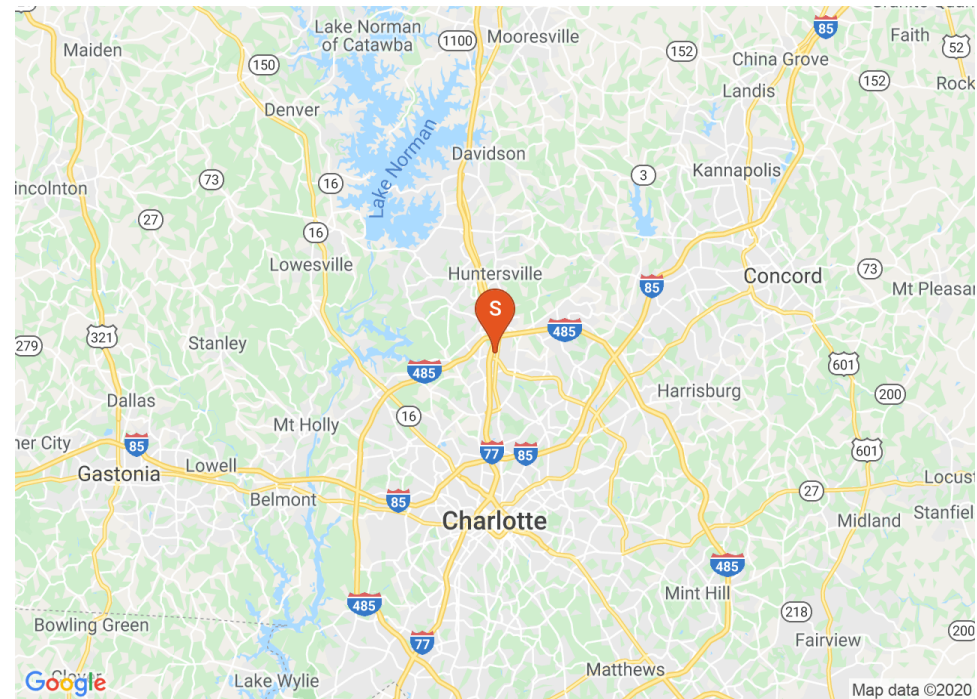
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	3,587	46,407	143,609
2019 Median HH Income	\$62,684	\$65,039	\$64,562
2019 Average HH Income	\$78,869	\$82,812	\$84,106

- For Sale, Build to Suit, or Ground Lease
- For Sale: \$725,000
- Ground Lease: \$72,000/year
- Drive-thru permitted



Located off of W W.T. Harris Blvd. and Statesville Rd. with convenient access to I-77. Close proximity to North Lake Mall and regional attractions. Visibility with signage opportunities on Statesville Rd. Nearby hotels and retailers include: Holiday Inn Express, Comfort Suites, Home 2 Suites by Hilton, Hilton Garden Inn, Sky Zone Trampoline Park, Golf Galaxy, and Staples.

Regional Map

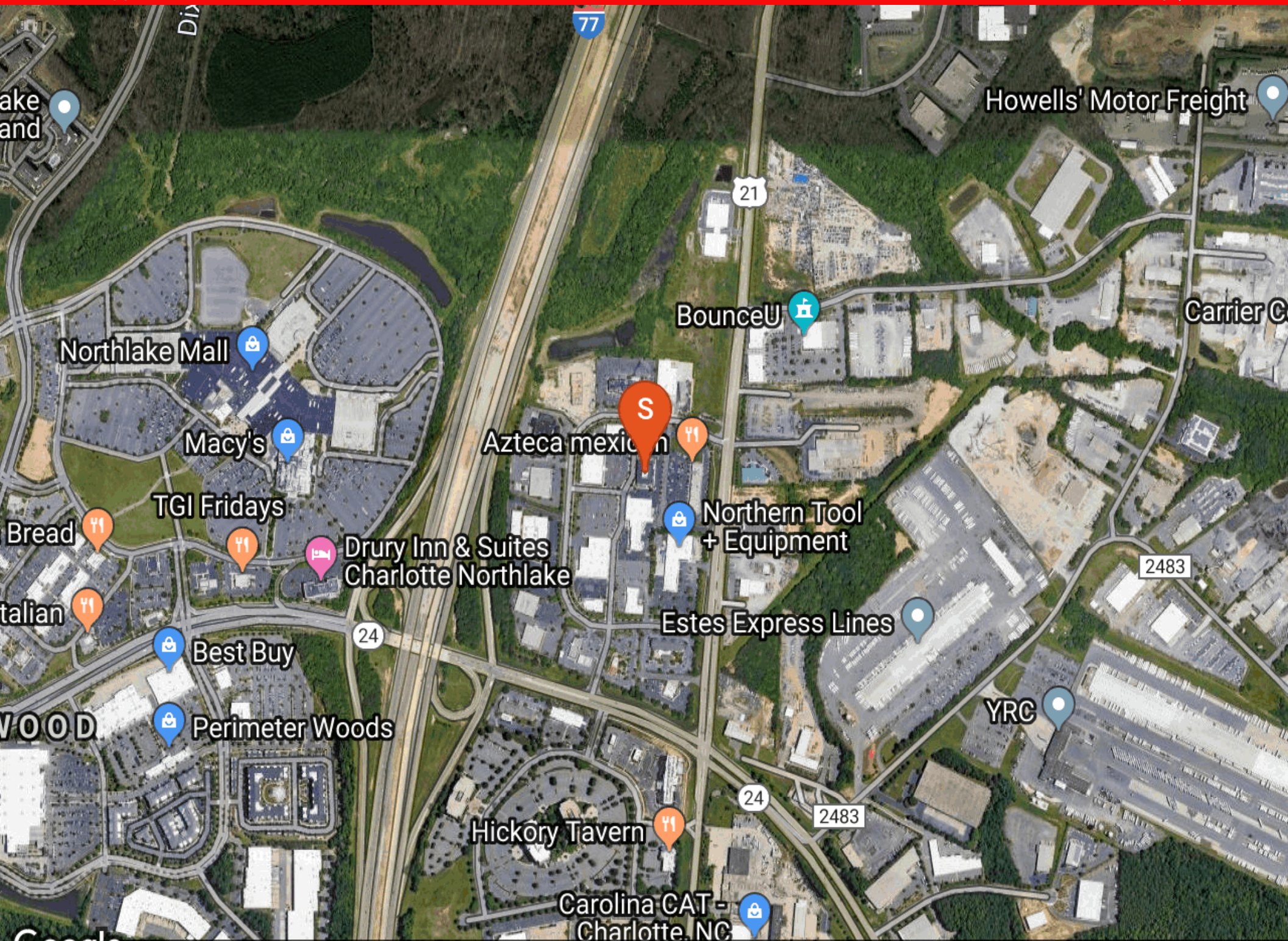


Locator Map



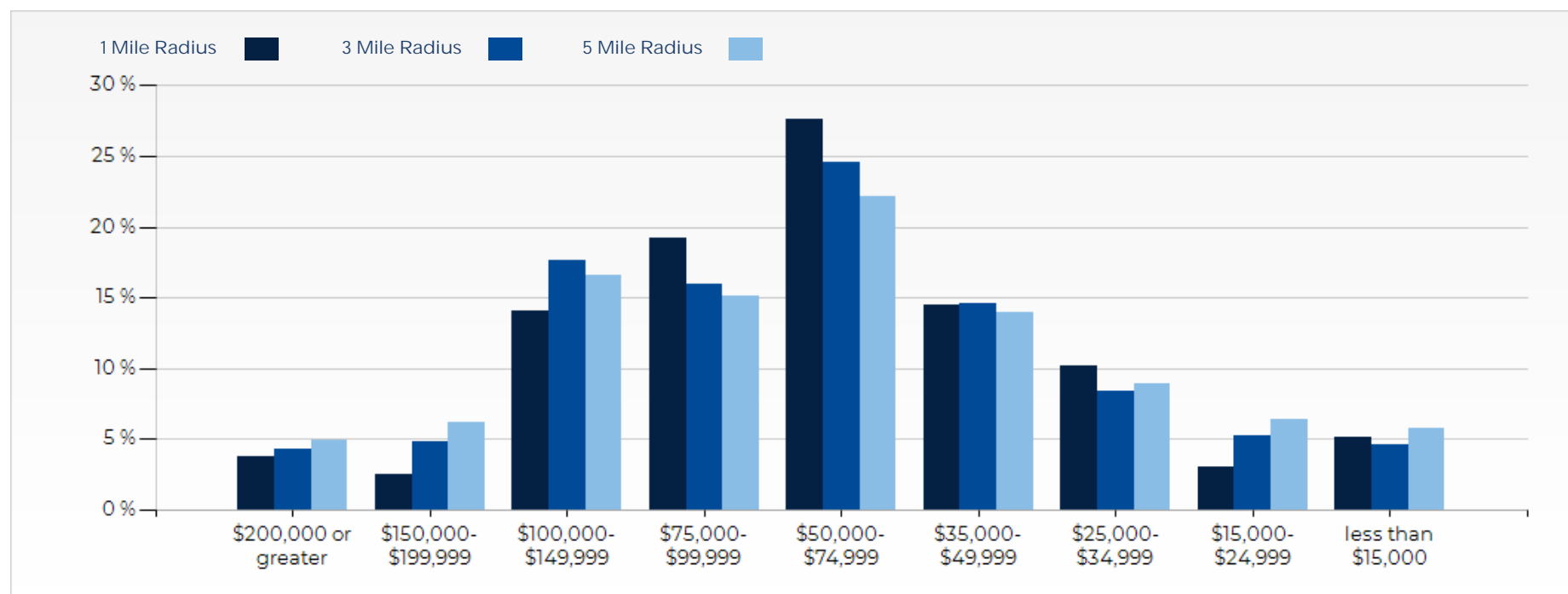
PROPERTY FEATURES	
LAND SF	61,855
LAND ACRES	1.42
# OF PARCELS	1
ZONING TYPE	I-1
TOPOGRAPHY	Level
TRAFFIC COUNTS	14,256



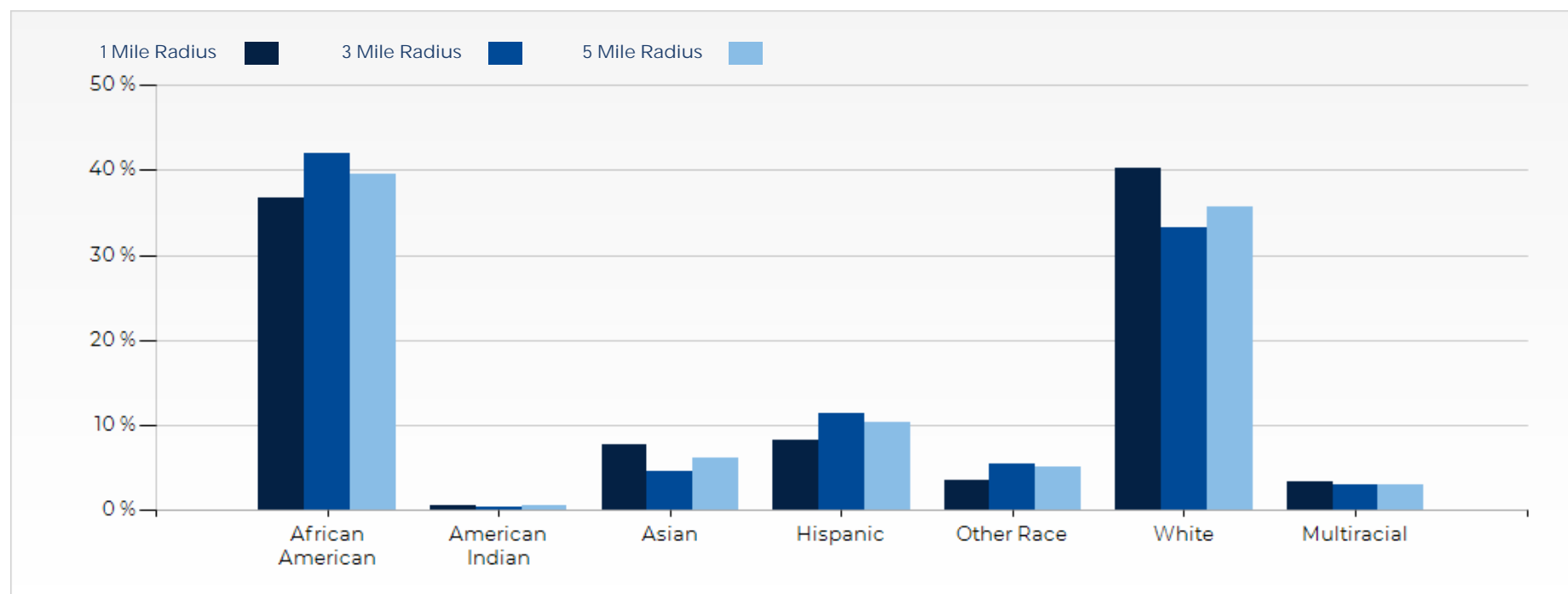


Shoppes at Smith Corners Out Parcel				Demographics 07			
2019 Population by Age	1 Mile	3 Mile	5 Mile	2024 Population by Age	1 Mile	3 Mile	5 Mile
2019 Population Age 30-34	528	4,319	11,512	2024 Population Age 30-34	613	5,744	14,897
2019 Population Age 35-39	388	4,231	11,988	2024 Population Age 35-39	474	4,601	12,421
2019 Population Age 40-44	250	3,610	10,976	2024 Population Age 40-44	353	4,077	11,836
2019 Population Age 45-49	211	3,429	10,596	2024 Population Age 45-49	236	3,373	10,392
2019 Population Age 50-54	181	2,793	9,057	2024 Population Age 50-54	198	3,066	9,756
2019 Population Age 55-59	159	2,467	8,211	2024 Population Age 55-59	168	2,514	8,222
2019 Population Age 60-64	123	1,964	6,862	2024 Population Age 60-64	149	2,188	7,450
2019 Population Age 65-69	98	1,536	5,364	2024 Population Age 65-69	111	1,763	6,195
2019 Population Age 70-74	67	1,068	3,799	2024 Population Age 70-74	80	1,274	4,561
2019 Population Age 75-79	37	653	2,284	2024 Population Age 75-79	51	864	3,119
2019 Population Age 80-84	23	364	1,313	2024 Population Age 80-84	26	463	1,710
2019 Population Age 85+	21	322	1,097	2024 Population Age 85+	23	361	1,273
2019 Population Age 18+	2,953	35,339	108,229	2024 Population Age 18+	3,624	39,496	118,523
2019 Median Age	33	34	35	2024 Median Age	32	34	35
2019 Income by Age	1 Mile	3 Mile	5 Mile	2024 Income by Age	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$68,054	\$61,477	\$59,975	Median Household Income 25-34	\$76,168	\$69,237	\$68,427
Average Household Income 25-34	\$82,495	\$77,464	\$76,820	Average Household Income 25-34	\$93,840	\$89,405	\$89,942
Median Household Income 35-44	\$64,606	\$73,537	\$76,609	Median Household Income 35-44	\$73,385	\$84,051	\$89,058
Average Household Income 35-44	\$82,861	\$91,422	\$94,149	Average Household Income 35-44	\$95,258	\$105,319	\$109,400
Median Household Income 45-54	\$59,429	\$73,580	\$77,330	Median Household Income 45-54	\$65,807	\$82,685	\$87,748
Average Household Income 45-54	\$76,599	\$91,060	\$96,852	Average Household Income 45-54	\$88,643	\$105,325	\$112,916
Median Household Income 55-64	\$61,112	\$71,094	\$69,723	Median Household Income 55-64	\$67,501	\$78,707	\$78,945
Average Household Income 55-64	\$74,960	\$86,298	\$87,910	Average Household Income 55-64	\$86,038	\$99,648	\$102,830
Median Household Income 65-74	\$57,869	\$60,509	\$56,373	Median Household Income 65-74	\$66,965	\$68,005	\$63,754
Average Household Income 65-74	\$80,957	\$77,863	\$73,992	Average Household Income 65-74	\$98,528	\$92,693	\$89,059
Average Household Income 75+	\$59,741	\$50,913	\$48,652	Average Household Income 75+	\$67,278	\$59,573	\$58,067

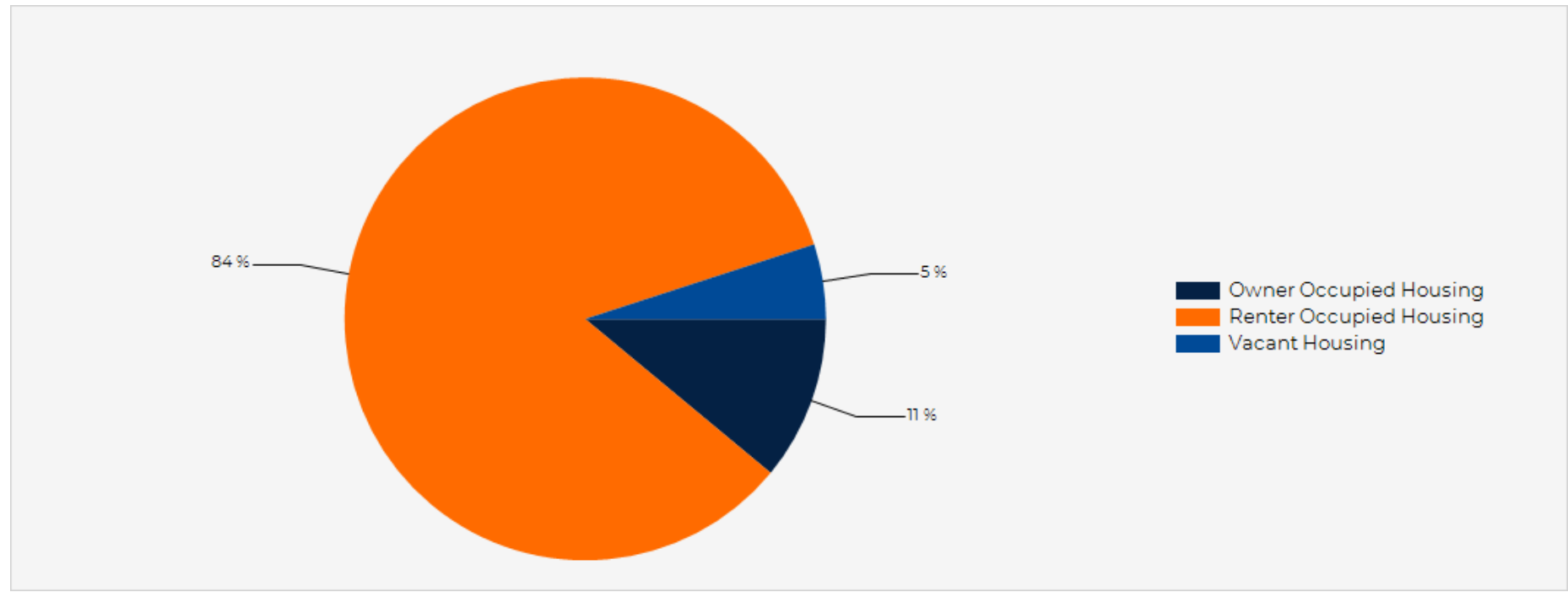
2019 Household Income



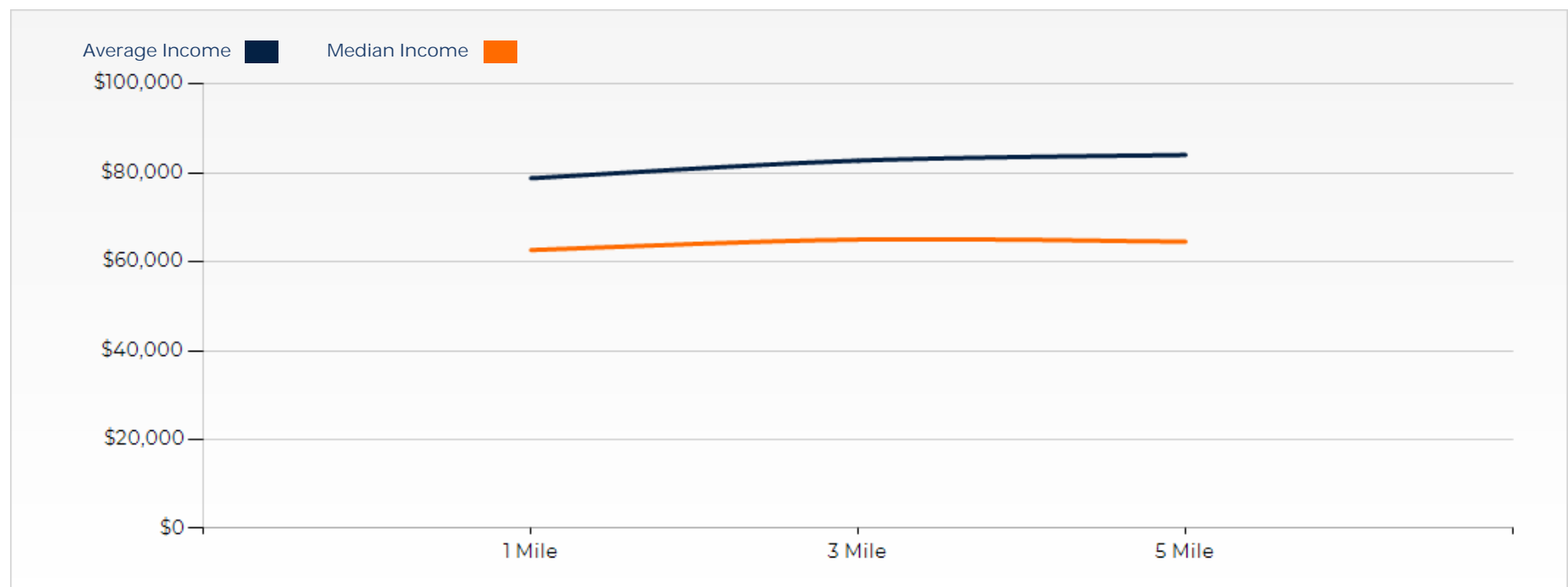
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



Shoppes at Smith Corners Out Parcel

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