



Available Retail for Lease

Shoppes at Sun Valley Commons

6751 Old Monroe Road | Indian Trail, NC 28079

ABOUT

The Shoppes at Sun Valley Commons is a +/- 20,273 SF retail center that is part of the larger +/- 250,000 SF Sun Valley Commons mixed-use development in Indian Trail, NC. The area has seen rapid growth in recent years and offers strong demographics, co-tenancy and proximity to nearby retail including a new Publix anchored center and a to-be-built YMCA anchored development. Additionally, it is easily accessible from both Hwy 74 and I-485.

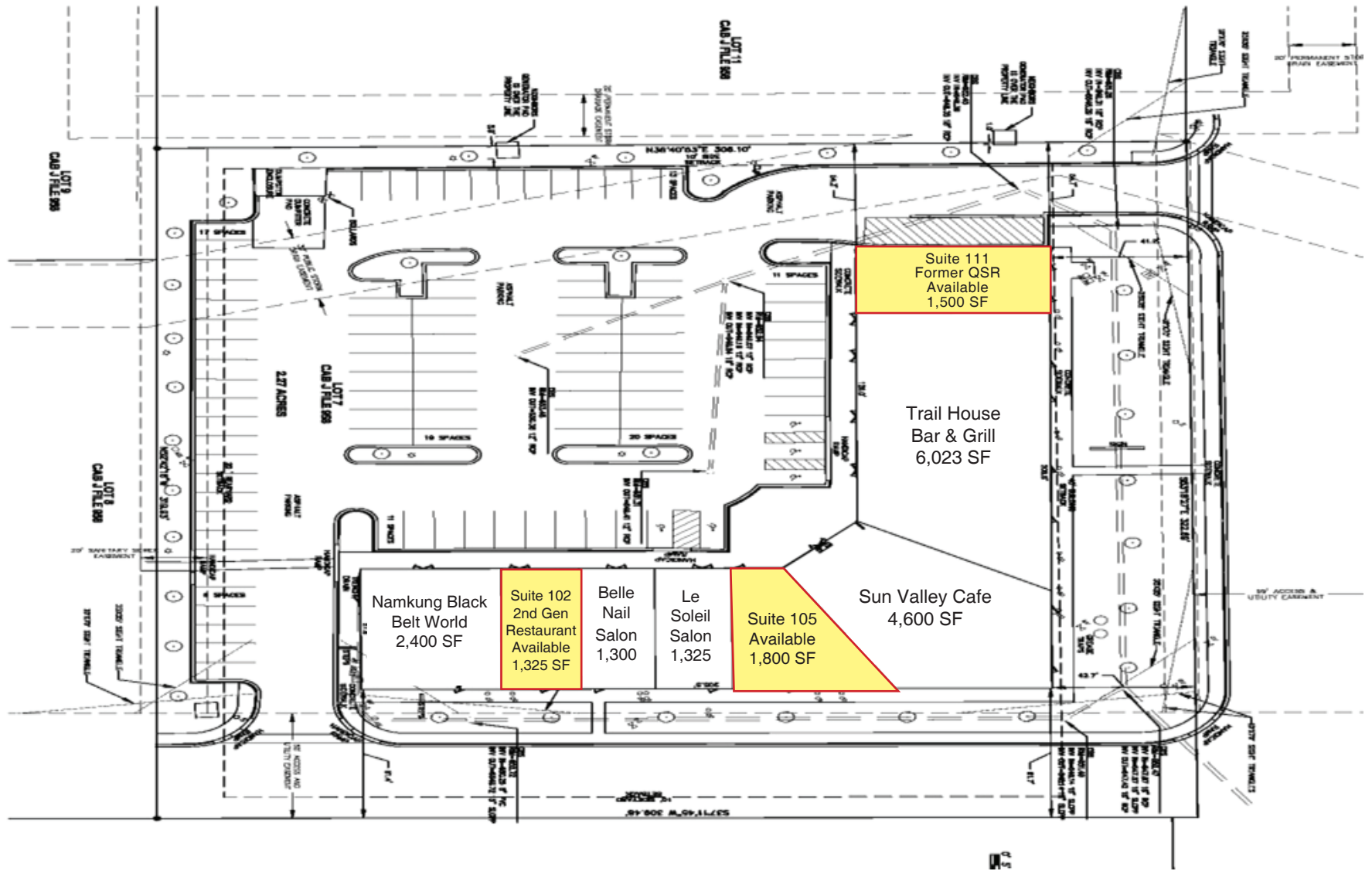
PROPERTY DETAILS

- +/- 20,273 SF Retail Center
- +/- 1,325 - 1,800 SF Available
- Two 2nd Generation Restaurant spaces Available
- 2.27 Acres
- Zoning: General Commercial
- Year Built: 2008
- Lease Rate: \$26/SF NNN



DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,000	35,382	88,067
Average HH Income	\$79,106	\$77,200	\$85,445
Daytime Employees	6,255	37,608	80,284
Traffic Counts: Old Monroe Rd 21,000 VPD			
Wesley Chapel Stouts Rd 17,000 VPD			



EXISTING & PROPOSED TENANTS

- CVS
- Showmars (to be built)
- Valvoline (proposed)
- Bonfire Bar & Grill
- Sun Valley Cafe
- Belle Nail Salon
- Namkung Black Belt World
- Starbucks
- Papa John's
- Sun Valley Salon Suits
- State Farm Insurance
- Miss Donna's School of Dance
- Infinity Dental Arts
- McDonald's
- Good Shepard Funeral Home
- Keller Williams Realty
- Sun Valley Insurance
- Corporate Goodyear
- Hao Chee Fresh Cafe
- Sweet Frog
- 9 Round
- Moe's Southwest Grill
- Sun Valley 14 Theater
- BT's Burger Joint
- Hickory Tavern
- Harris Teeter
- Publix (to be built)





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