

NEW RETAIL DEVELOPMENT

FOUNDRY
COMMERCIAL



SHOPS AT AUSTIN VILLAGE

POTTER RD AND CHESTNUT LANE MATTHEWS, NC


CapRock

NEW RETAIL DEVELOPMENT FOR LEASE

SHOPS AT AUSTIN VILLAGE

POTTER RD AND CHESTNUT LANE MATTHEWS, NC

PROPERTY FEATURES

- New 10,000 SF retail development in a Harris Teeter anchored center in Matthews, NC near the under-served Indian Trail Market
- Located at the intersection of Potter Road and Chestnut Lane in Matthews/Indian Trail
- Anchored by Harris Teeter and 4 miles away from downtown Matthews
- Less than 5 miles away from Matthews Sportsplex, a 5,000 seat grass stadium which also contains 9 synthetic fields, playgrounds, walking trails and a field house equipped with a 90 person conference room
- Austin Village is enhanced by English Village style stone and stucco architecture
- Over 15,000 households within a 1 mile radius



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 ESTIMATED POPULATION	6,953	44,038	124,774
2023 PROJECTED POPULATION	7,639	47,997	136,466
EST. AVG. HOUSEHOLD INCOME	\$122,933	\$125,369	\$120,136
TRAFFIC COUNTS:			
POTTER ROAD	12,300		
CHESTNUT LANE	6,600		

For more information, please contact:

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121 West Trade Street, Suite 2500
 Charlotte, NC 28202

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MARKET AERIAL



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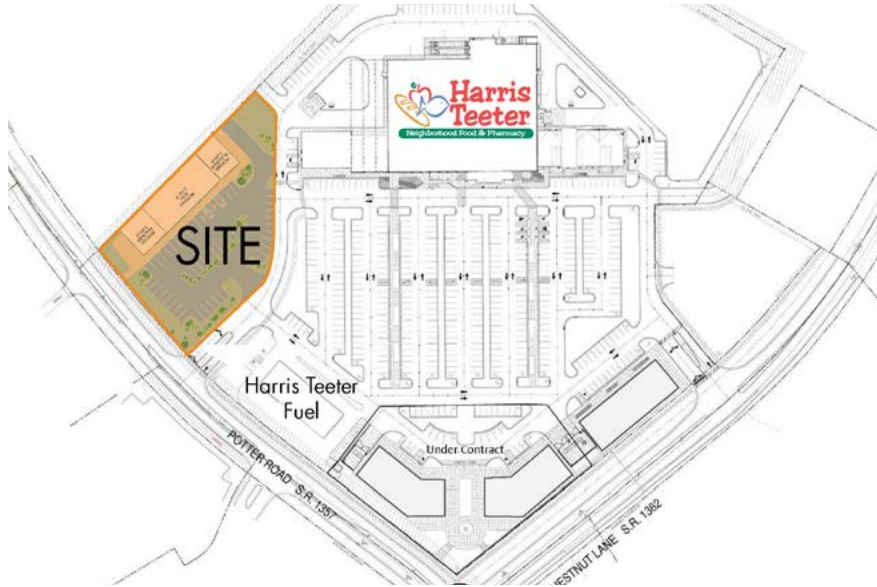
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SITE PLAN



□ AVAILABLE ■ NEGOTIATING ■ LEASED

ELEVATION STUDY



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