



# McRORIE LANDING

MOUNTAIN ISLAND LAKE

CHARLOTTE, NORTH CAROLINA

LAKE FRONT RESTAURANT OPPORTUNITY

±7,995 SF



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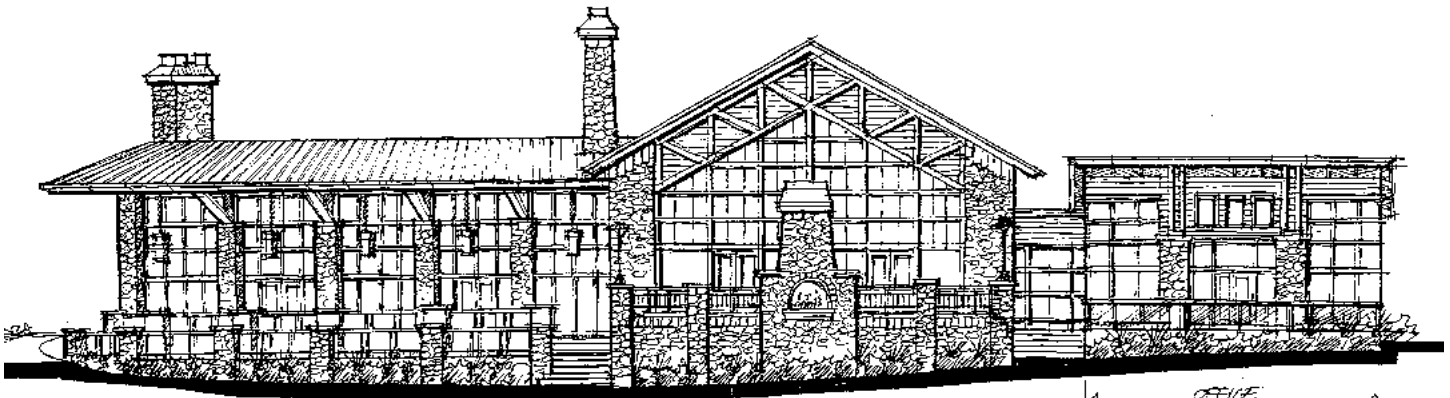
## LAKE FRONT RESTAURANT OPPORTUNITY ±7,995 SF

### PROPERTY OVERVIEW

- Up to 7,995 SF lake front restaurant opportunity
- 4.73 Acres
- Only commercially zoned property on Mountain Island Lake
- 2.6 miles from I-485
- Proposed boat slips and fuel station
- ±10,000 SF of outside deck/patio area
- Ideal special event venue
- Attractive area demographics with the average household income within a 1 mile radius over 183,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 EST. POPULATION	2,944	19,135	59,109
PROJECTED POPULATION (2023)	3,185	20,717	63,769
AVG. HOUSEHOLD INCOME	183,674	115,628	93,274
PROJECTED HOUSEHOLD INCOME (2023)	219,775	130,676	104,185

### PROPOSED ELEVATION



OFFICE

*McRorie's Landing*  
*Elevation Study*  
FACING LAKEFRONT (NORTH) 3/22"=1'-0"

For more information, please contact:

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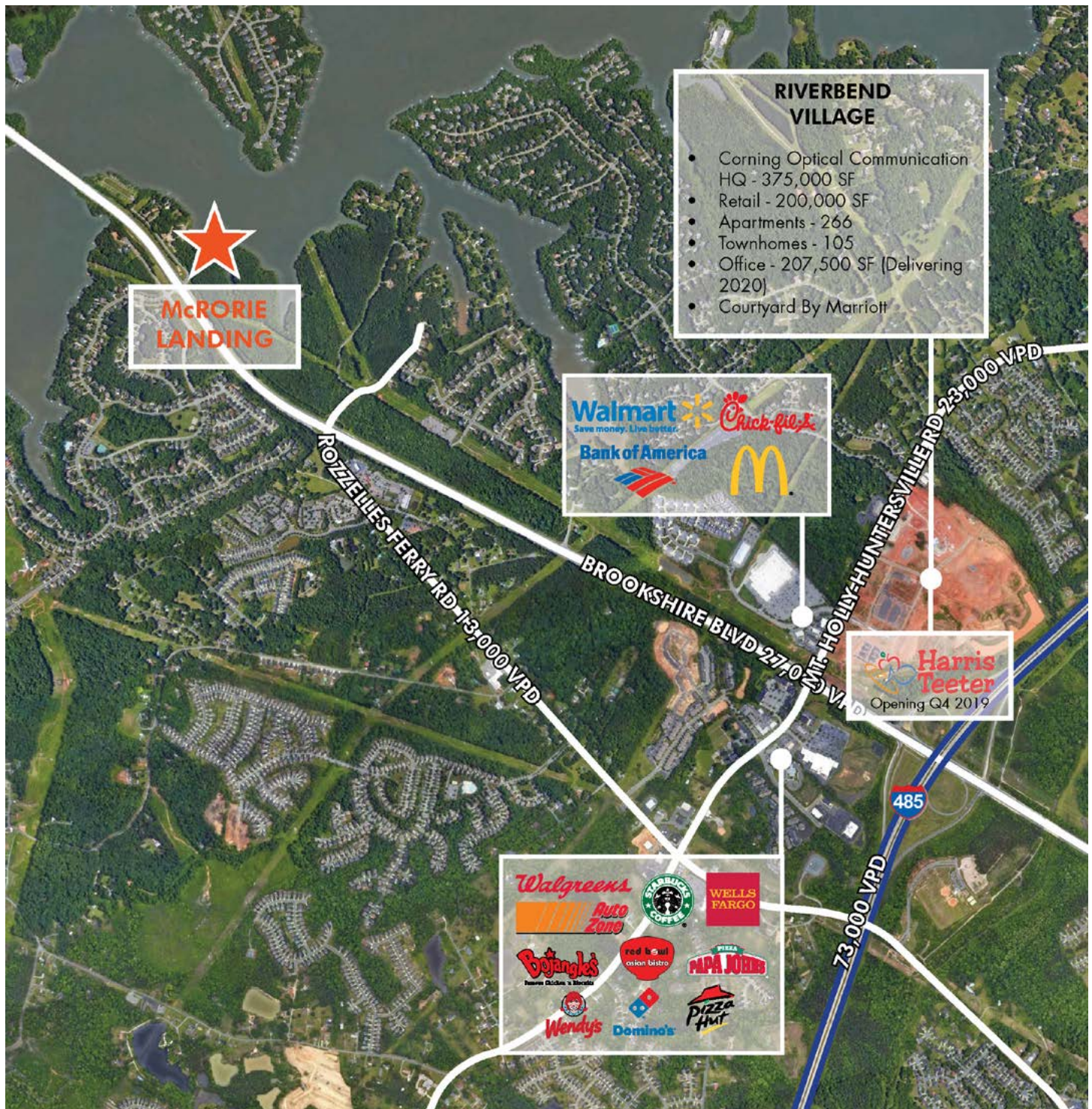
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## RETAIL MARKET OVERVIEW



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