

# OUTPARCEL REDEVELOPMENT (FORMER RITE AID)

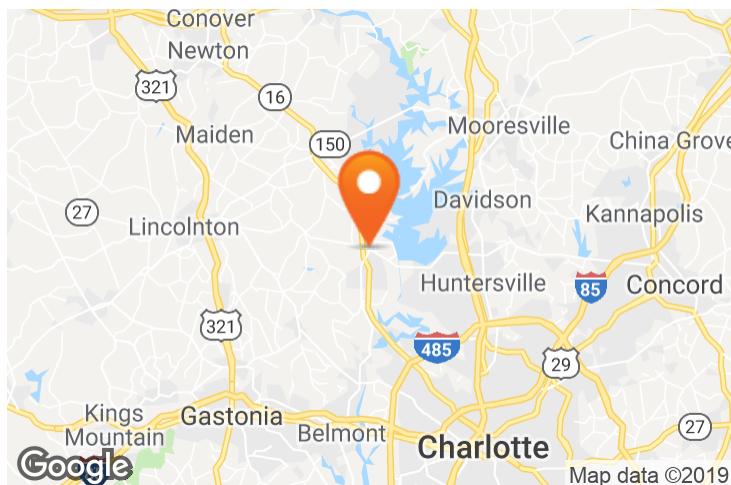
108 South Highway 16, Denver, NC 28037

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Multi-tenant redevelopment located at the primary retail intersection in Denver, NC



## PROPERTY HIGHLIGHTS

- 11,200 square foot retail strip development at a signalized intersection
- The best corner in the market shared with Food Lion, Harris Teeter, Publix and Walgreens
- Highly desirable Lake Norman community 10 miles north of Charlotte
- Area retailers also include Walmart, Lowes, and Aldi
- Traffic Counts: Hwy 16 Bus- 11,000 AADT; Hwy 73 - 17,000 AADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Population Density	2,580	11,573	26,063
2018 Daytime Population	2,313	6,355	8,839
2018 Median HH Income	\$74,707	\$76,470	\$83,239

## EXCLUSIVE AGENT(S)

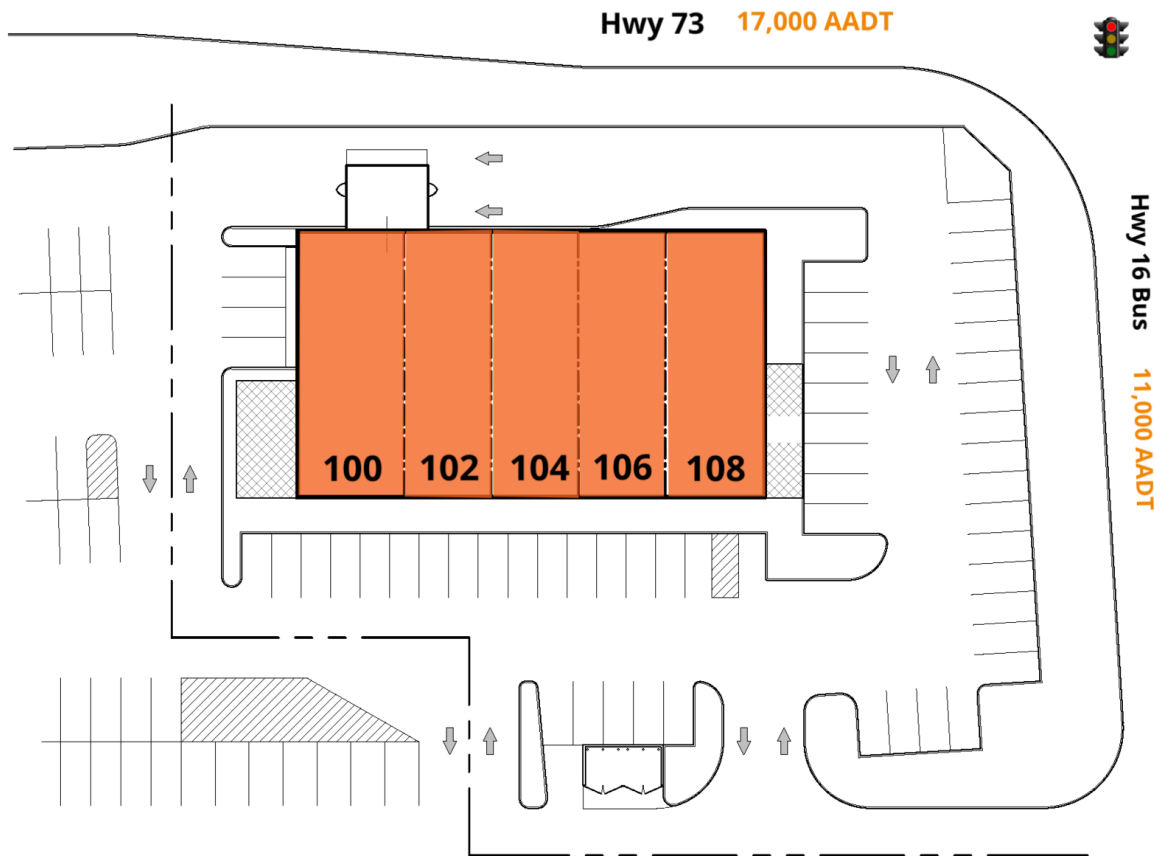
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
100	Available	2,560 SF
102	Available	2,080 SF
104	Available	2,080 SF
106	Available	2,080 SF
108	Available	2,400 SF

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