



# HARRIS SQUARE

NC 49 S @ HARRIS SQUARE DRIVE  
HARRISBURG, NC

**1,200 SF + FUTURE RETAIL & OUTPARCELS AVAILABLE**

- ◆ ±67,500 SF SHOPPING CENTER
- ◆ LOCATED IN ONE OF CHARLOTTE, NC'S TOP TEN MOST AFFLUENT ZIP CODES
- ◆ ANCHORED BY PUBLIX

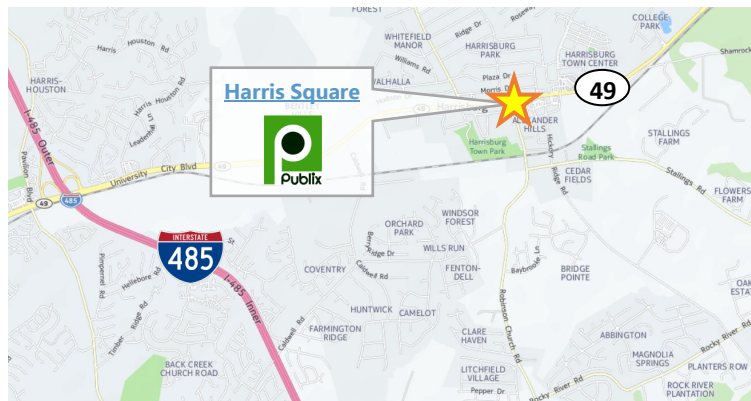


## DEMOGRAPHICS

MILES (RADIUS)	ONE MILE	THREE MILES	FIVE MILES
POPULATION	4,282	35,395	102,392
DAYTIME POP.	2,190	7,354	19,211
AVG. HH INCOME	\$90,838	\$99,976	\$86,469

## TRAFFIC COUNTS

NC 49	30,000 VPD
HARRISBURG VETERANS PKWY	14,000 VPD



RETAIL AVAILABLE

IN LINE RETAIL

ADDRESS	TENANT	SQUARE FOOTAGE
4055	PUBLIX	45,900 SF
4053	SPORTS CLIPS	1,200 SF
4051	BANK OF AMERICA	1,200 SF
4049	STYLE ONE II BOUTIQUE	1,200 SF
4047	PHOENIX REHAB	1,200 SF
<b>4045</b>	<b>AVAILABLE</b>	<b>1,200 SF</b>
4043	CITY GRILL & WINGS	1,800 SF
4039	THE GROOMERY BY PETSMART	1,800 SF
4037	HARRISBURG ANIMAL HOSPITAL	2,400 SF
4033	VENICE NAIL SPA	2,400 SF
4029	SMOOTHIE KING	1,200 SF

FREE STANDING

ADDRESS	TENANT	SQUARE FOOTAGE
4075	ORANGE THEORY FITNESS	3,000 SF
4079	ZAMMITTI & GIDALY ORTHODONTICS	3,000 SF

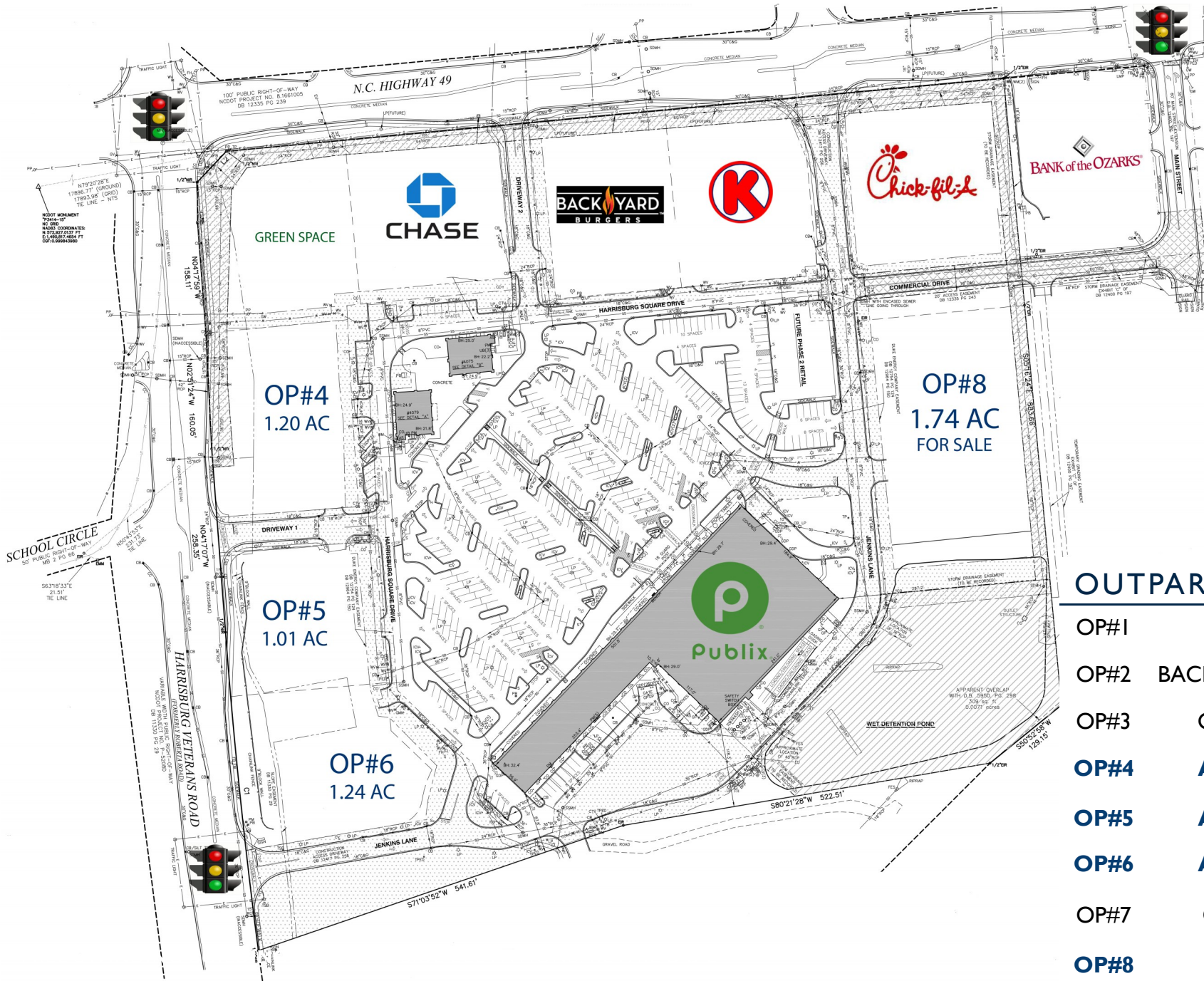
FUTURE RETAIL

**FUTURE RETAIL (DIVISIBLE) 7,000 SF**

**TOTAL SF: ±67,500 SF**

PARKING SPACES	±465
NC 49	29,000 VPD
ROBERTA RD	13,000 VPD

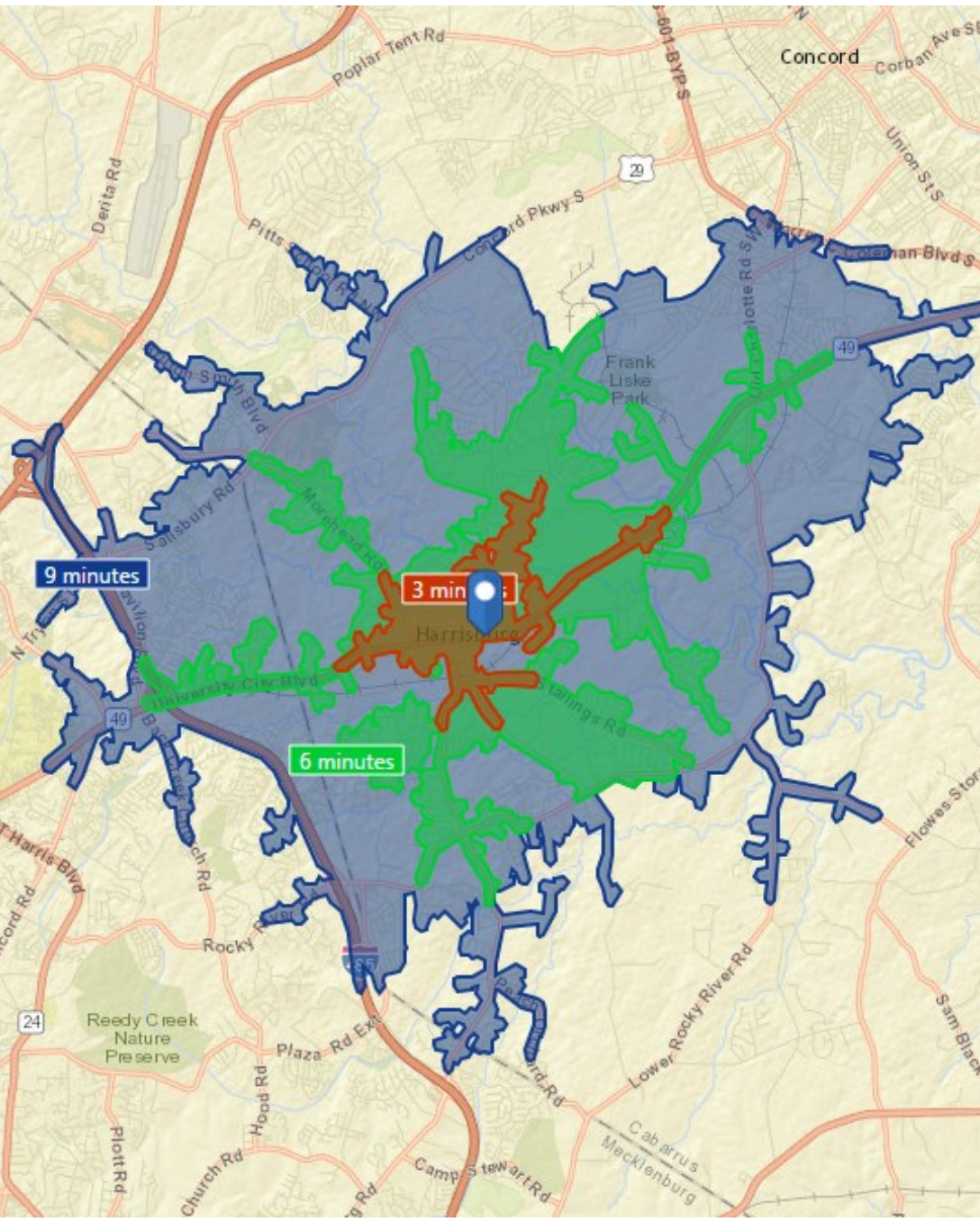




**OUTPARCELS AVAILABLE**

OP#1	CIRCLE K	1.39 AC
OP#2	BACK YARD BURGER	0.82 AC
OP#3	CHASE BANK	1.13 AC
OP#4	<b>AVAILABLE</b>	<b>1.20 AC</b>
OP#5	<b>AVAILABLE</b>	<b>1.01 AC</b>
OP#6	<b>AVAILABLE</b>	<b>1.24 AC</b>
OP#7	CHICK-FIL-A	1.70 AC
OP#8	<b>FOR SALE</b>	<b>1.74 AC</b>





POPULATION GROWTH RATE (2000 - 2017)	
HARRISBURG	201.56%
CABARRUS COUNTY	41.04%
CHARLOTTE/MSA	43.26%
NORTH CAROLINA	21.13%

DRIVE TIME STATISTICS	3 MINUTES	6 MINUTES	9 MINUTES
<b>POPULATION</b>			
2019 POPULATION	3,053	21,420	59,644
2024 EST. POPULATION	3,271	23,604	66,711
<b>HOUSEHOLDS</b>			
2019 HOUSEHOLDS	1,310	7,508	21,672
2024 EST. HOUSEHOLDS	1,405	8,274	24,241
2019-2024 ANNUAL RATE OF CHANGE	1.41%	1.96%	2.27%
<b>INCOME</b>			
2019 AVERAGE HOUSEHOLD INCOME	\$91,388	\$99,707	\$89,362
2024 AVERAGE HOUSEHOLD INCOME	\$103,507	\$109,772	\$100,790
<b>DAYTIME</b>			
2019 TOTAL BUSINESSES	270	650	1,389
2019 TOTAL EMPLOYEES	2,157	5,658	14,039

