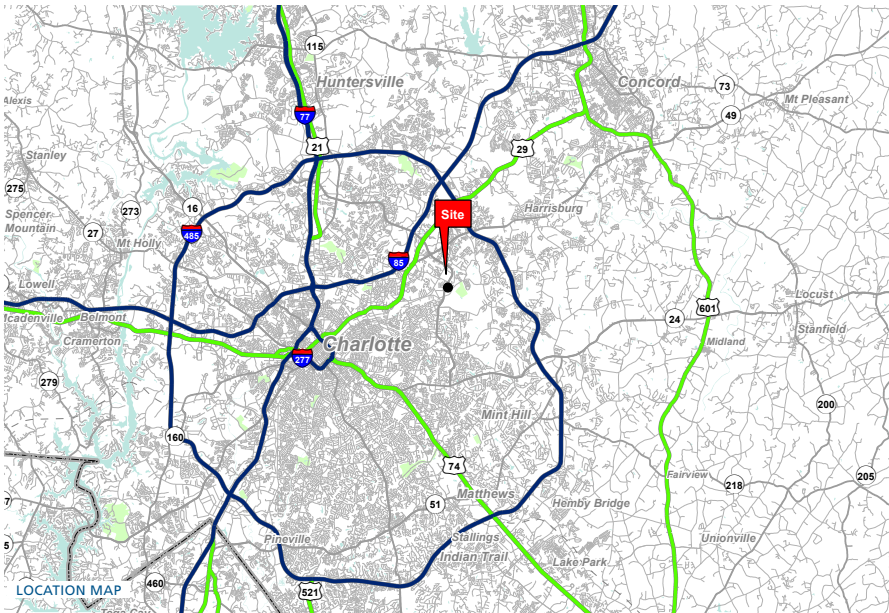




ROCKY RIVER CENTRE

2935 EAST WT HARRIS BLVD. | CHARLOTTE NORTH CAROLINA 28213



PROPERTY INFORMATION

AVAILABLE SPACE:	Suite C: 1,400 SF Suite D: 1,400 SF *Can be combined for total of 2,800 SF.
TOTAL GLA:	43,874 SF
YEAR BUILT:	2005
ESTIMATED TICAM:	\$3.18 / SF
LEASE RATE:	Please Call

PROPERTY DESCRIPTION

Rocky River Centre is located on the southeast corner of E WT Harris Boulevard and Rocky River Road. The retailers include Food Lion, Advance Auto Parts, Asian Garden, and Zeal for Life Dance Company. Rocky River Centre sits within 3 miles of CPCC Cato campus (5,200 students), CHS University hospital (100 beds) and UNCC (24,500 students). The center offers a unique opportunity in one of the city's fastest growing areas which will experience greater accessibility with the opening of the Lynx light rail extension.

DEMOGRAPHICS (2018)

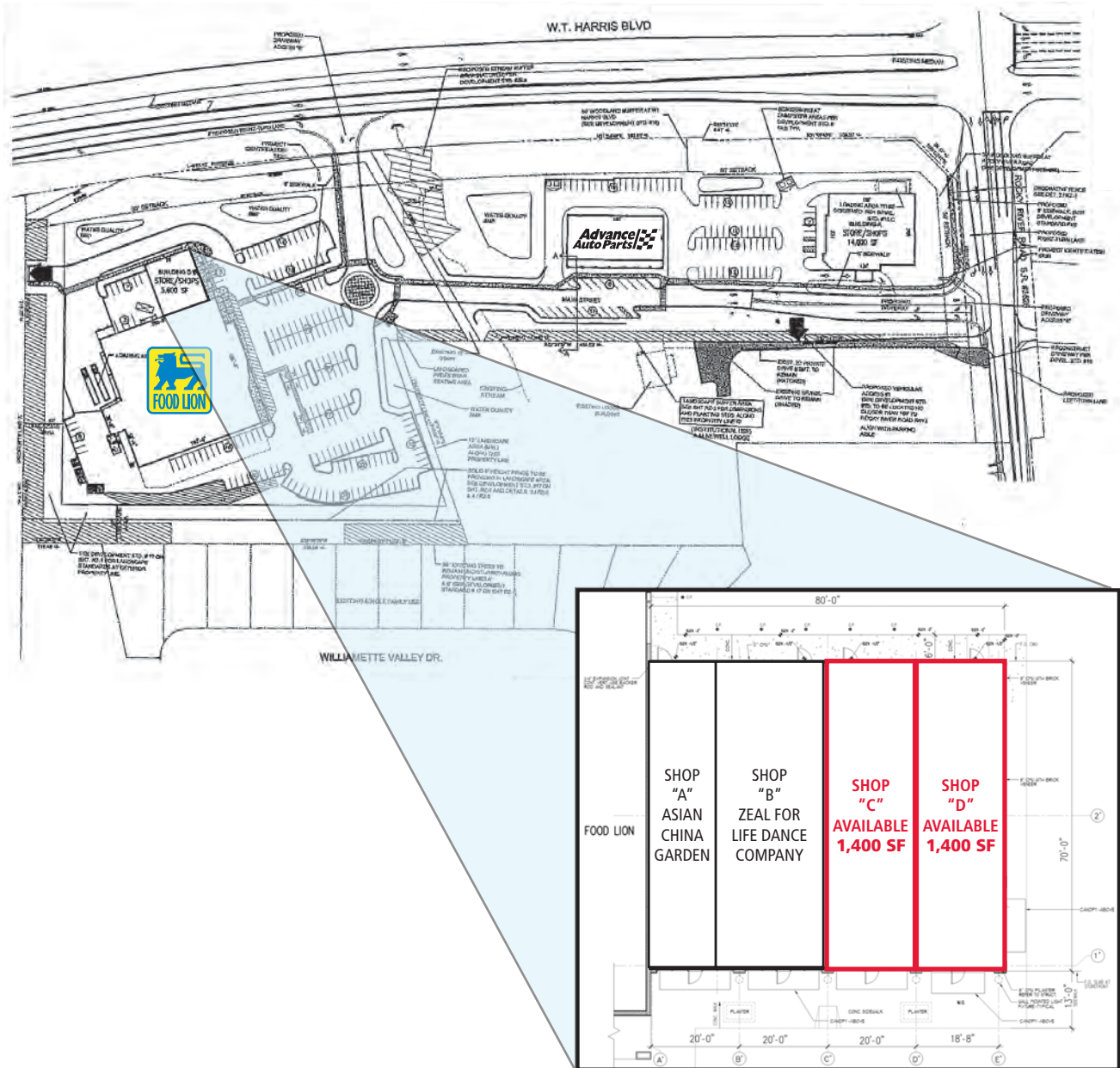
	1 MILE	3 MILE	5 MILE
POPULATION	4,242	76,372	214,638
AVERAGE HH INCOME	\$70,967	\$58,319	\$60,994
MEDIAN HH INCOME	\$50,967	\$50,291	\$52,343
BUSINESS ESTABLISHMENTS	157	2,001	5,721
DAYTIME EMPLOYMENT	1,448	19,392	62,987

300 West Summit Ave. Suite 250 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737

Molly Morgan | mmorgan@providencegroup.com | Andrew Tanneberger | atanneberger@providencegroup.com

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TRAFFIC COUNTS 2016 (NCDOT)

- 46,000 VPD at the intersection of Rocky River Road and East WT Harris Blvd.

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 Molly Morgan | mmorgan@providencegroup.com | Andrew Tanneberger | atanneberger@providencegroup.com

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University Research Park
Over 30,000 Employees

73,000 VPD

University Place

- Michael's
- ROSS DRESS FOR LESS
- Office DEPOT
- FITNESS CONNECTION
- CONN'S
- ROOMS TO GO
- Guitar Center

Mallard Pointe

- FOOD LION
- KOHL'S

UNC CHARLOTTE
24,500 Students

27,000 VPD

Belgate

- OLD NAVY
- SHOE CARNIVAL
- WORLD MARKET
- Marshalls
- HOBBY LOBBY
- ULTA
- PET SMART

139,000 VPD

TJ-maxx
Burlington

Carolinas Medical Center
UNIVERSITY HOSPITAL

Grand Promenade Village

- Total Wine & MORE
- ASHLEY

34,000 VPD

Backcreek Centre

- FAMILY DOLLAR
- planet fitness
- Monkey Joe's

Furniture Row

IKEA

Univ. City Blvd.

33,000 VPD

N. Tryon St.

The Commons at Chancellor Park

- BIG LOTS!
- VALUE CITY Furniture
- DOLLAR TREE

LOWE'S

TARGET

52,000 VPD

Town Center Plaza

- Harris Teeter
- LIFESTYLE FAMILY FITNESS

University Pointe

- Walmart SUPERCENTER
- CAFO
- SHOE DEPT.
- goodwill
- GNC GENERAL NUTRITION CENTERS

N. Tryon St.

Old Concord Rd.

E. WT Harris Blvd.

SITE