



## Opportunity

Shoppes at Indian Trail is a Walmart shadow anchored center with several national tenants including CATO, Panera Bread and Gamestop. The center is highly visible to the 53,000 vehicles that travel Highway 74 everyday.

**Lin Gaudette, CCIM**  
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# Shoppes at Indian Trail

**Hwy. 74 & Unionville Indian Trail Road**  
Indian Trail, NC 28709



Platinum member

# Shoppes at Indian Trail

Hwy. 74 East & Unionville Indian Trail Road  
Indian Trail, NC 28709



## Available for Lease

Available sf	Suite C4: 4,829 sf
Location	Located at the corner of Unionville Indian Trail Road and East Independence Boulevard/Highway 74
Rental Rate	Contact broker for more information

## Traffic Counts

(NCDOT)	Vehicles Per Day
Hwy. 74 East	53,000
Unionville-Indian Trail Road	13,000

## 2018 Demographics

(Esri)	5 Minutes	10 Minutes	15 Minutes
Total Population	5,948	73,859	169,352
Total Households	2,261	26,152	61,281
Average Household Income	\$75,050	\$89,019	\$96,597



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## Tenant Roster

A1	Firehouse Subs
A2	China Town Buffet
A4	Sport Clips
A5	Sabor Latin Street Grill
A6	The UPS Store
B1	Panera Bread
B2	Marco's Pizza
B3	Blooming Nails

B4	Madvapes
C1	Gamestop
C2	Mariner Finance
C3	CATO
C4	AVAILABLE
C5	Sally Beauty
C6	Verizon



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