

The Shoppes at Smith Corners



7340 Smith Corners Blvd
Charlotte, NC 28269



BLANQ
REAL ESTATE

HIGHLIGHTS

- Located off of W W.T. Harris Blvd. and Statesville Rd. with convenient access to I-77
- Close proximity to North Lake Mall and regional attractions
- Visibility with signage opportunities on Statesville Road
- Nearby hotels and retailers include: Holiday Inn Express, Comfort Suites, Home 2 Suites by Hilton, Hilton Garden Inn, Sky Zone Trampoline Park, Golf Galaxy, and Staples
- Lease Rate: \$19-\$22/SF NNN
- Tenants include Azteca Mexican Restaurant, Express Employment Professionals, Madvapes, Hair Infinity Wellness Salon, and Enterprise Rent-A-Car



Suite	Floor	Square Feet	Lease Type	Notes
200	1	2,482	NNN	Former Dry-cleaner
500	1	1,287	NNN	Raw Shell
600	1	1,288	NNN	Raw Shell
800	1	1,444	NNN	former Subway



POPULATION

1 MILE	3 MILE	5 MILE
2,366	47,442	143,673



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$78,852	\$82,739	\$84,079

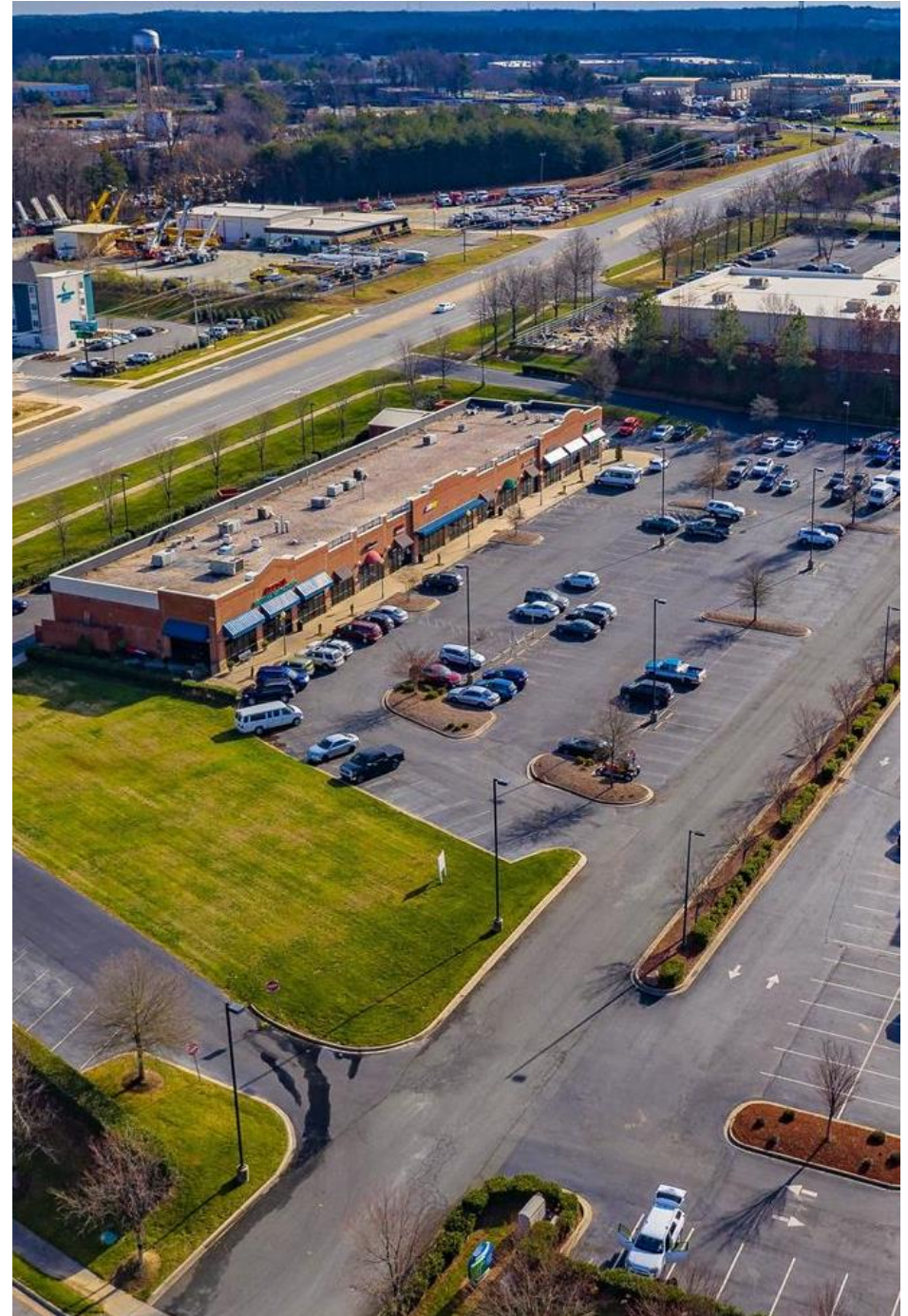


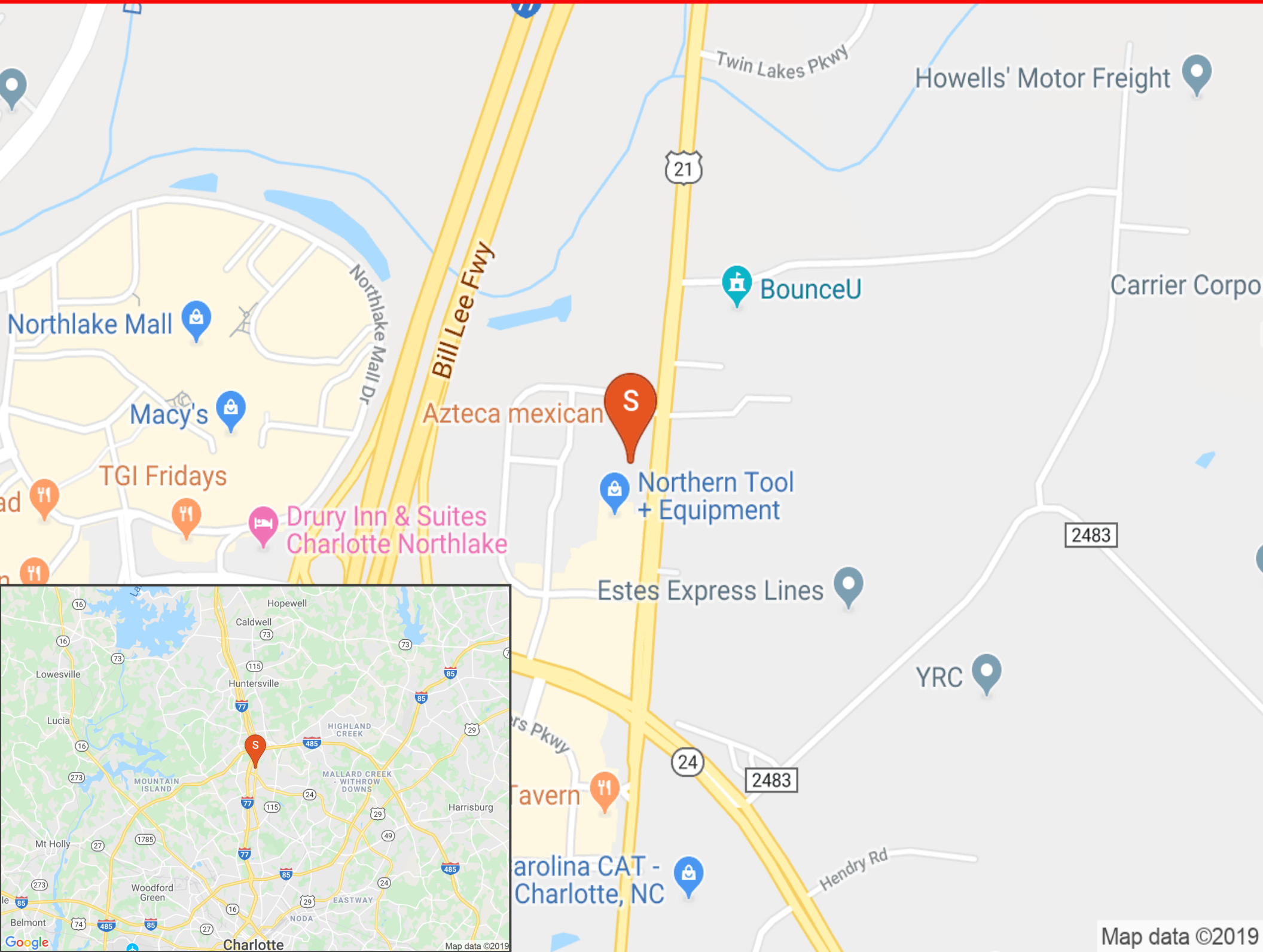
NUMBER OF HOUSEHOLDS

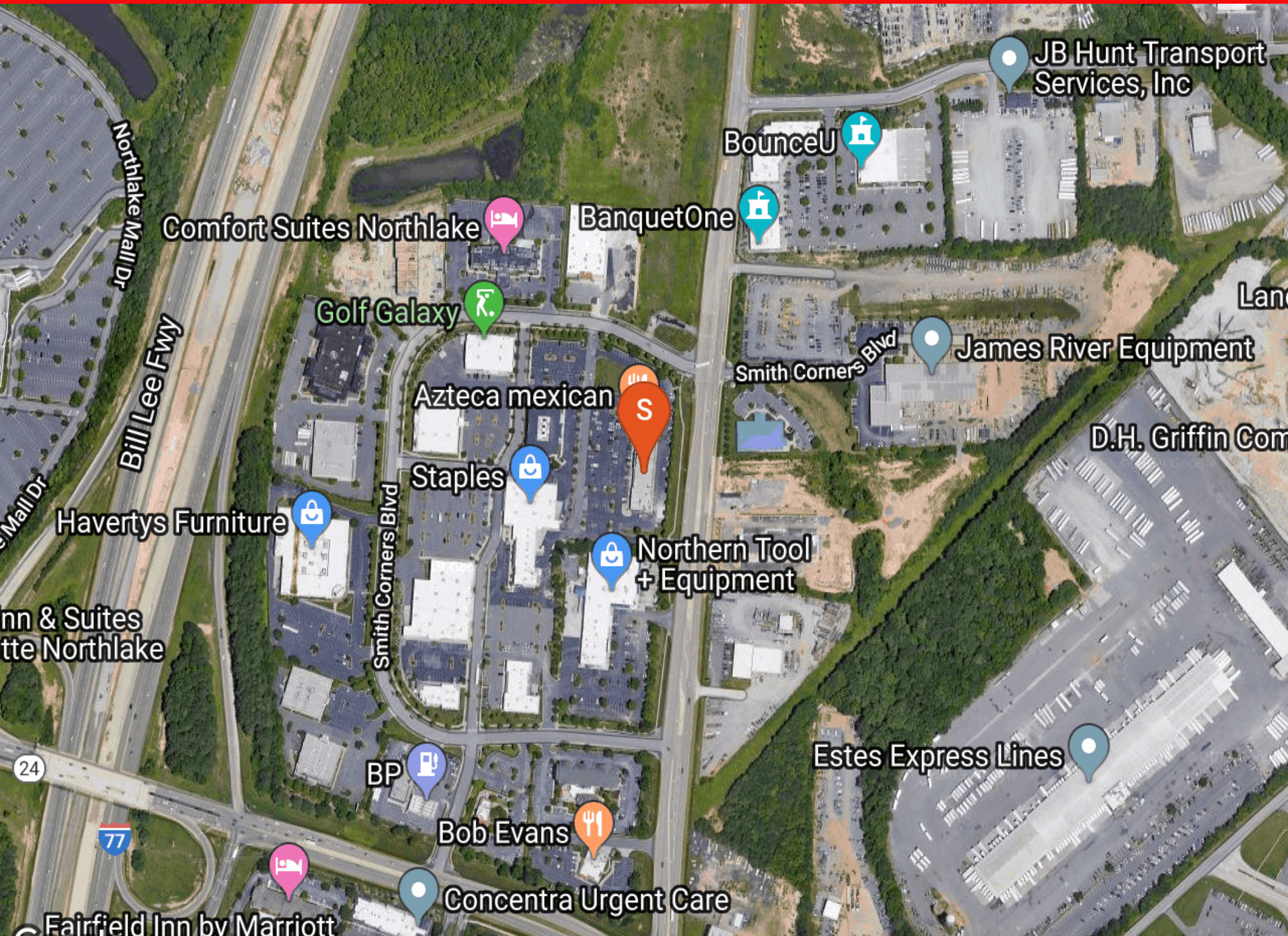
1 MILE	3 MILE	5 MILE
1,069	18,493	55,027

PROPERTY FEATURES

BUILDING SF	18,628
GLA (SF)	18,628
LAND ACRES	2.074
YEAR BUILT	2004
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	138
CORNER LOCATION	Yes







JB Hunt Transport Services, Inc

BounceU

Comfort Suites Northlake

BanquetOne

Golf Galaxy

James River Equipment

Azteca Mexican

S

Staples

Smith Corners Blvd

D.H. Griffin Com

Havertys Furniture

Northern Tool + Equipment

Inn & Suites Northlake

BP

Estes Express Lines

Bob Evans

Concentra Urgent Care

Fairfield Inn by Marriott

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28	20,785	70,841
2010 Population	404	35,657	117,280
2019 Population	2,366	47,442	143,673
2024 Population	2,907	52,974	156,976
2019 African American	973	22,547	63,413
2019 American Indian	10	205	673
2019 Asian	169	2,447	9,795
2019 Hispanic	191	6,033	16,533
2019 Other Race	78	2,905	7,999
2019 White	1,048	17,726	57,038
2019 Multiracial	86	1,581	4,659
2019-2024: Population: Growth Rate	21.00 %	11.15 %	8.95 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	46	852	3,165
\$15,000-\$24,999	33	970	3,527
\$25,000-\$34,999	101	1,552	4,896
\$35,000-\$49,999	162	2,734	7,683
\$50,000-\$74,999	307	4,528	12,184
\$75,000-\$99,999	177	2,955	8,294
\$100,000-\$149,999	174	3,216	9,137
\$150,000-\$199,999	37	892	3,413
\$200,000 or greater	33	794	2,727
Median HH Income	\$62,808	\$64,871	\$64,522
Average HH Income	\$78,852	\$82,739	\$84,079

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10	8,323	28,672
2010 Total Households	253	13,869	45,094
2019 Total Households	1,069	18,493	55,027
2024 Total Households	1,309	20,651	60,039
2019 Average Household Size	2.21	2.53	2.59
2000 Owner Occupied Housing	9	6,030	19,626
2000 Renter Occupied Housing	0	1,761	7,378
2019 Owner Occupied Housing	170	10,261	33,326
2019 Renter Occupied Housing	899	8,232	21,701
2019 Vacant Housing	59	863	2,606
2019 Total Housing	1,128	19,356	57,633
2024 Owner Occupied Housing	216	11,354	36,437
2024 Renter Occupied Housing	1,093	9,297	23,602
2024 Vacant Housing	71	913	2,690
2024 Total Housing	1,380	21,564	62,729
2019-2024: Households: Growth Rate	20.65 %	11.15 %	8.80 %



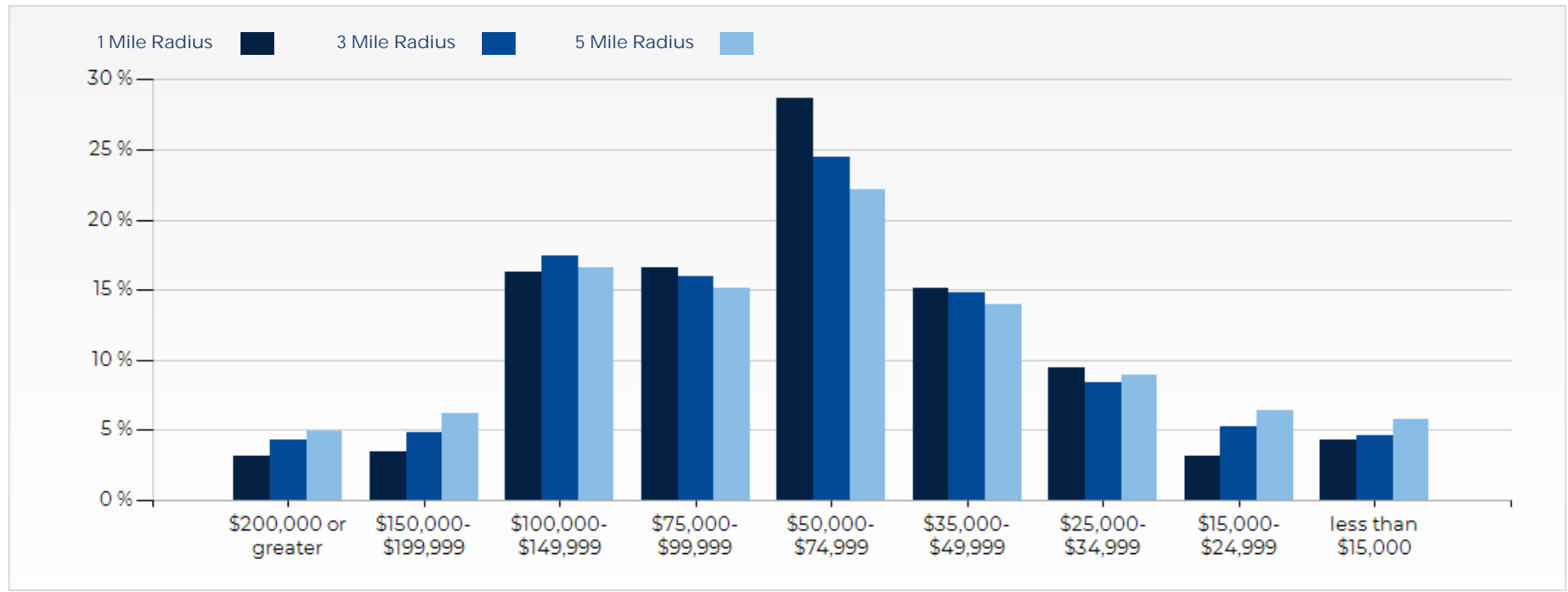
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	292	4,403	11,515
2019 Population Age 35-39	244	4,322	11,978
2019 Population Age 40-44	173	3,697	10,973
2019 Population Age 45-49	149	3,504	10,601
2019 Population Age 50-54	127	2,862	9,064
2019 Population Age 55-59	111	2,521	8,215
2019 Population Age 60-64	86	2,012	6,867
2019 Population Age 65-69	71	1,571	5,372
2019 Population Age 70-74	48	1,087	3,805
2019 Population Age 75-79	26	666	2,290
2019 Population Age 80-84	15	369	1,317
2019 Population Age 85+	12	326	1,102
2019 Population Age 18+	1,861	36,102	108,286
2019 Median Age	33	34	35

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	374	5,862	14,910
2024 Population Age 35-39	297	4,699	12,426
2024 Population Age 40-44	238	4,172	11,825
2024 Population Age 45-49	164	3,450	10,389
2024 Population Age 50-54	138	3,133	9,759
2024 Population Age 55-59	116	2,570	8,226
2024 Population Age 60-64	102	2,238	7,452
2024 Population Age 65-69	76	1,801	6,200
2024 Population Age 70-74	57	1,296	4,568
2024 Population Age 75-79	35	878	3,125
2024 Population Age 80-84	17	470	1,714
2024 Population Age 85+	13	365	1,278
2024 Population Age 18+	2,273	40,331	118,568
2024 Median Age	32	34	35

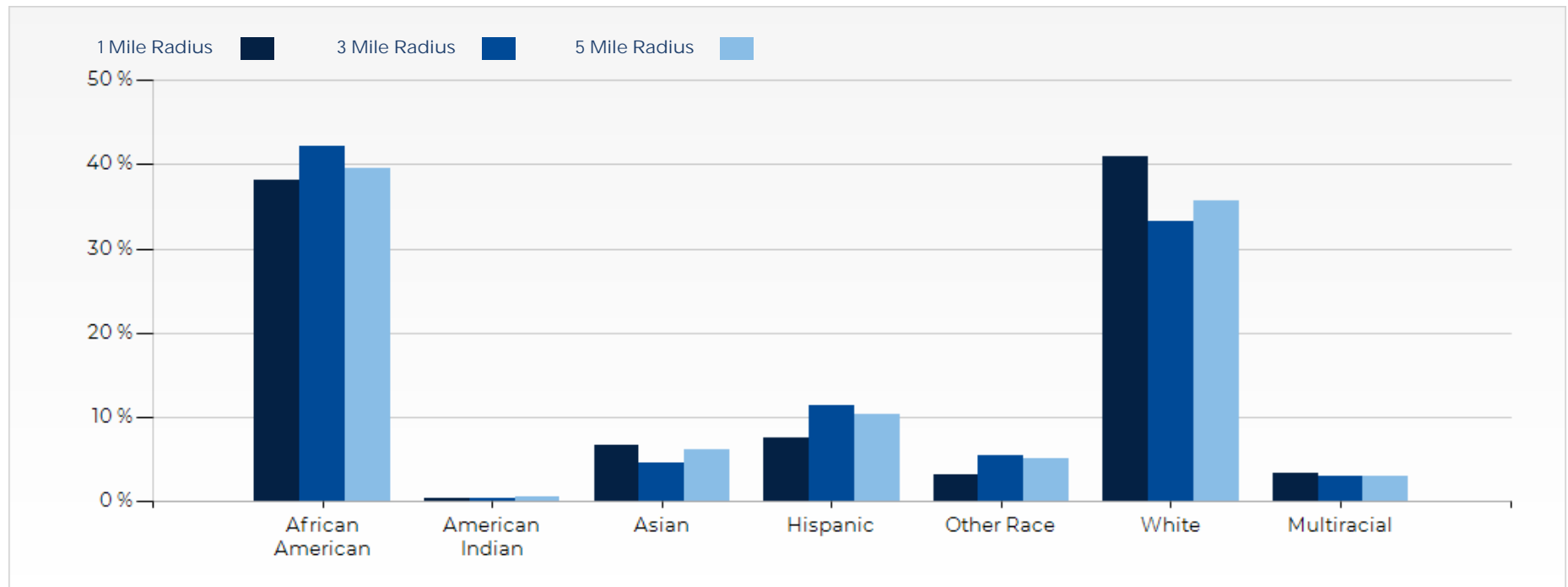
2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,630	\$61,243	\$59,990
Average Household Income 25-34	\$80,736	\$77,253	\$76,836
Median Household Income 35-44	\$66,424	\$73,216	\$76,573
Average Household Income 35-44	\$83,949	\$91,248	\$94,118
Median Household Income 45-54	\$61,609	\$73,353	\$77,318
Average Household Income 45-54	\$78,953	\$90,929	\$96,848
Median Household Income 55-64	\$63,959	\$71,058	\$69,657
Average Household Income 55-64	\$78,488	\$86,403	\$87,872
Median Household Income 65-74	\$58,590	\$60,477	\$56,283
Average Household Income 65-74	\$77,654	\$78,163	\$73,896
Average Household Income 75+	\$54,608	\$50,746	\$48,614

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,506	\$68,827	\$68,430
Average Household Income 25-34	\$91,620	\$89,058	\$89,964
Median Household Income 35-44	\$76,244	\$83,568	\$88,989
Average Household Income 35-44	\$96,429	\$105,090	\$109,365
Median Household Income 45-54	\$69,563	\$82,478	\$87,722
Average Household Income 45-54	\$91,270	\$105,117	\$112,892
Median Household Income 55-64	\$72,527	\$78,669	\$78,884
Average Household Income 55-64	\$89,431	\$99,614	\$102,787
Median Household Income 65-74	\$65,274	\$67,975	\$63,652
Average Household Income 65-74	\$92,191	\$93,093	\$88,970
Average Household Income 75+	\$61,630	\$59,385	\$58,021

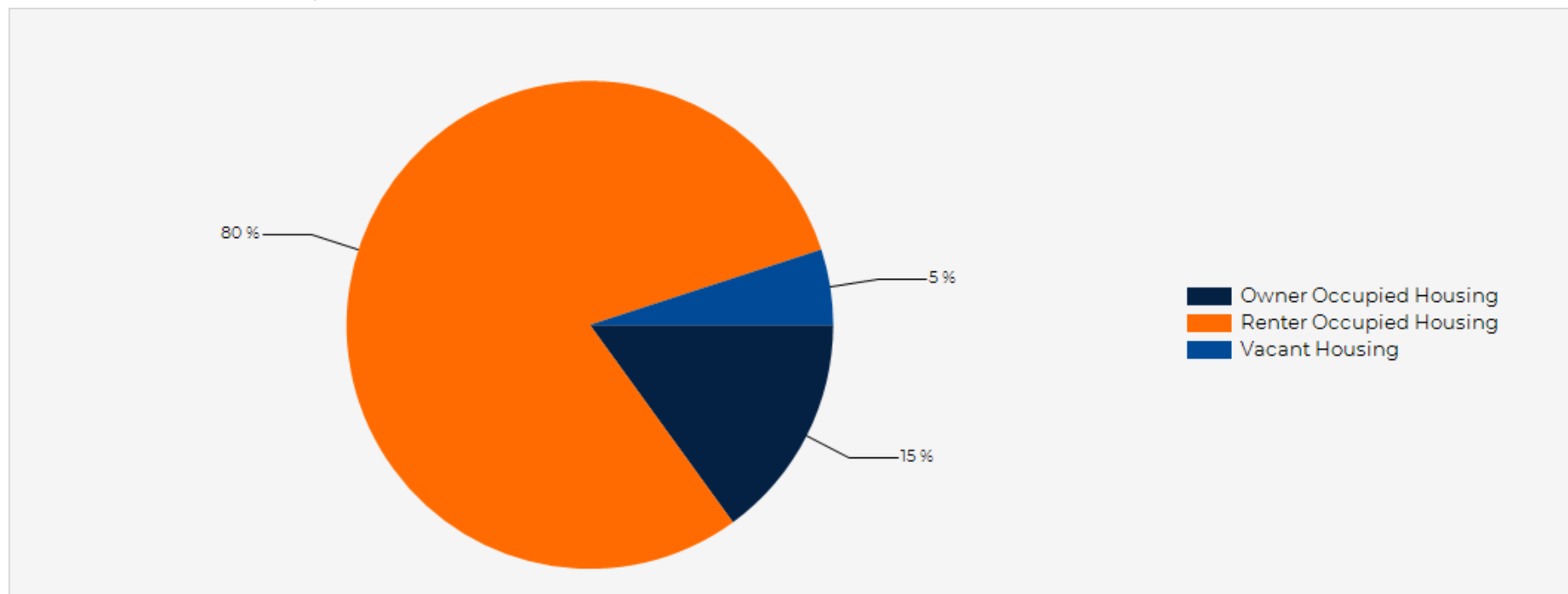
2019 Household Income



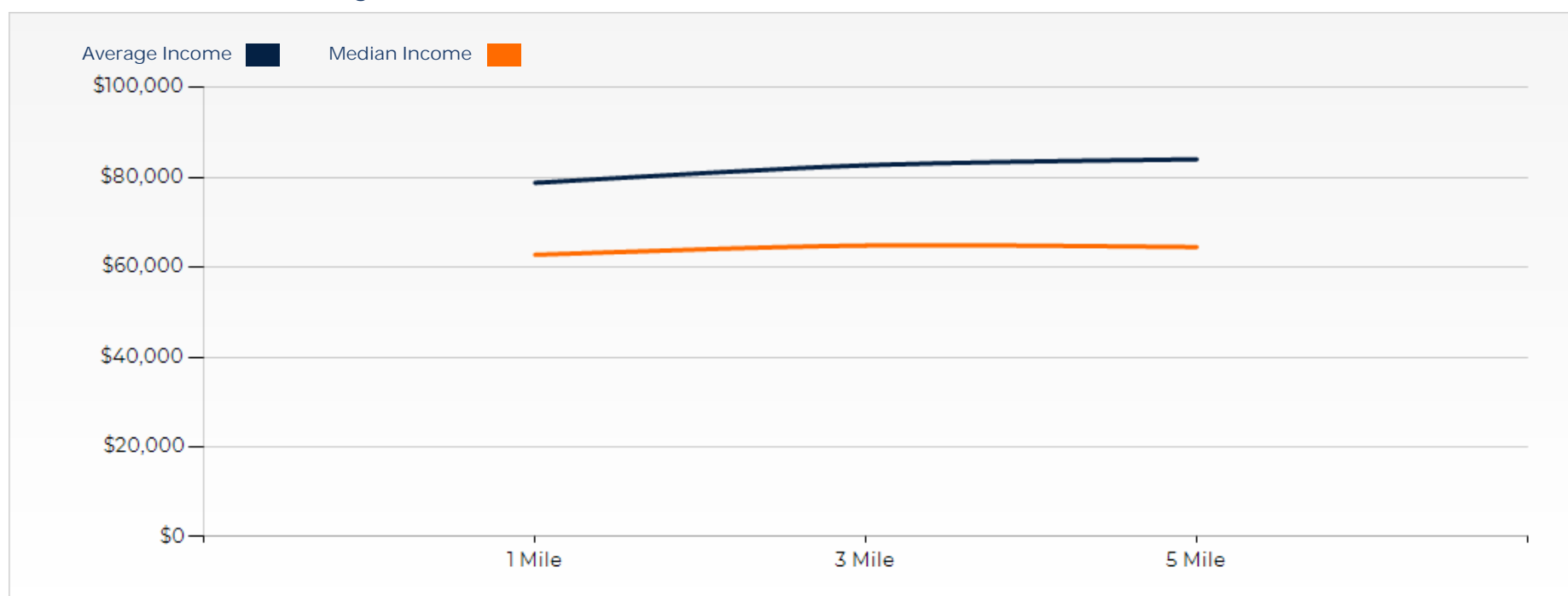
2019 Population by Race



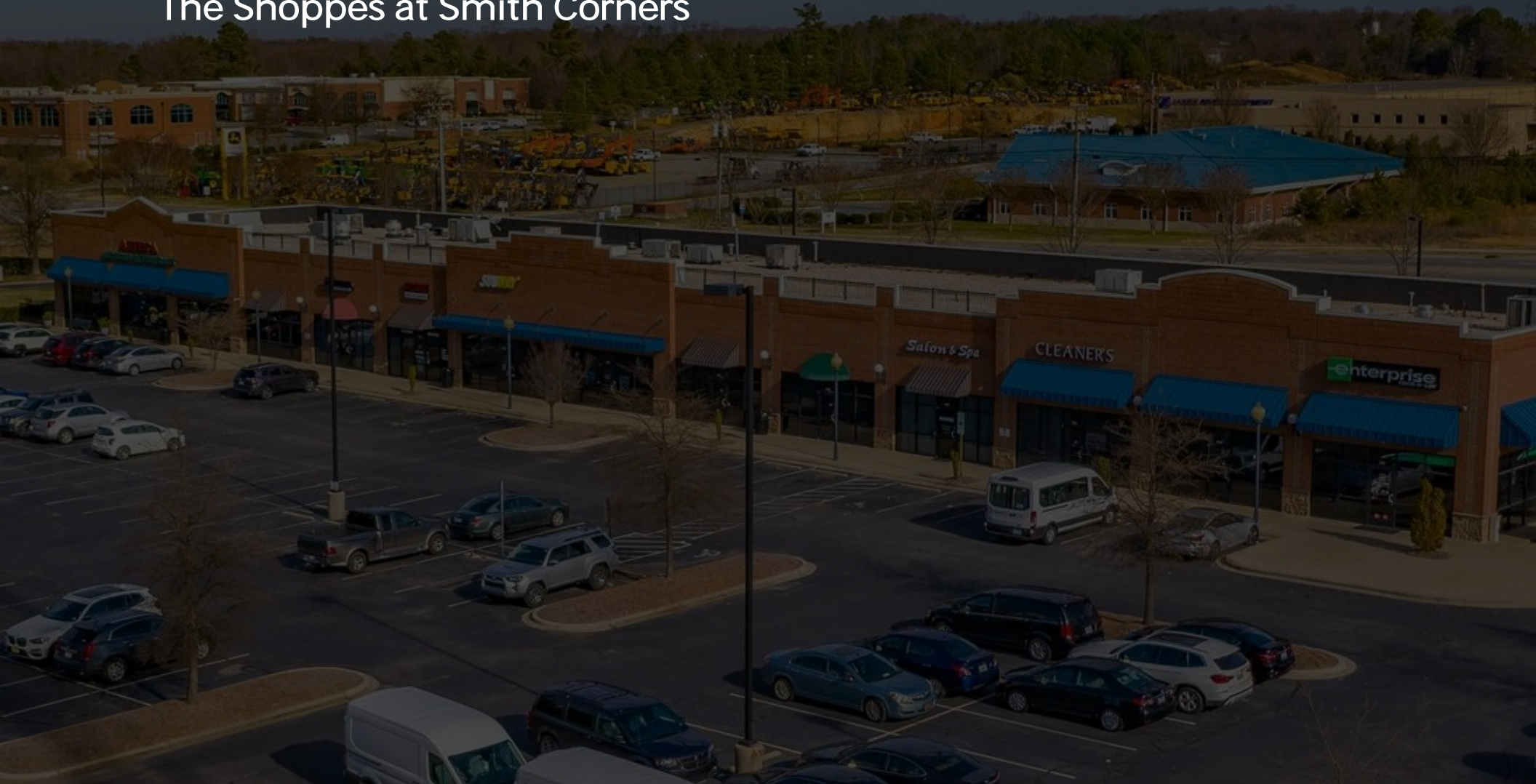
2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



The Shoppes at Smith Corners



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