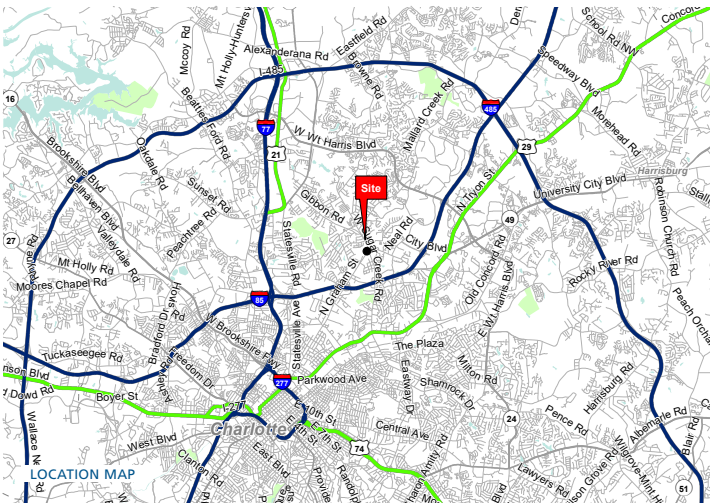




# DERITA CORNERS

5741 N GRAHAM ST. | CHARLOTTE, NC 28269



## PROPERTY INFORMATION

LEASE RATE:

PLEASE CALL FOR DETAILS

AVAILABLE SPACE:

2,302 SF - SUITE A

## PROPERTY INFORMATION

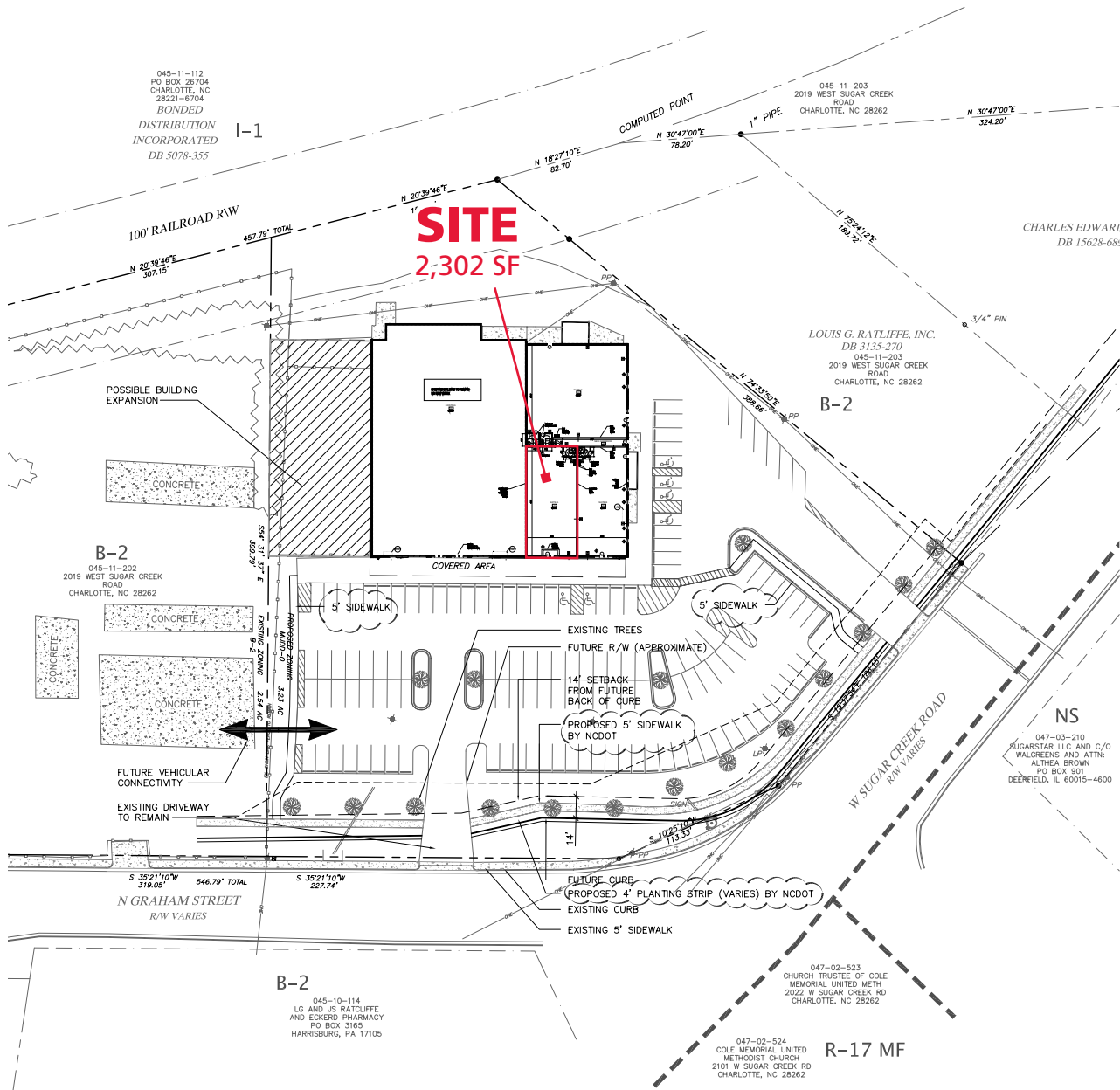
Derita Corners is located on the Northwest corner of N Graham Street and W Sugar Creek Road. The retailers in the immediate area include Food Lion, Dunkin Donuts, Walgreens, and a new QT Gas Station coming in 2019. Derita Corners is well connected to the University and Concord submarkets. It sits within five miles of the University and many area retailers including Ikea, Hobby Lobby, Petsmart, Target, and Walmart.

### DEMOGRAPHICS (2016)

	1 MILE	3 MILE	5 MILE
POPULATION	7,632	69,138	218,769
AVERAGE HH INCOME	\$62,637	\$53,444	\$59,234
MEDIAN HH INCOME	\$47,405	\$43,315	\$47,618
BUSINESS ESTABLISHMENTS	203	3,248	9,013
DAYTIME EMPLOYMENT	2,269	55,006	147,623

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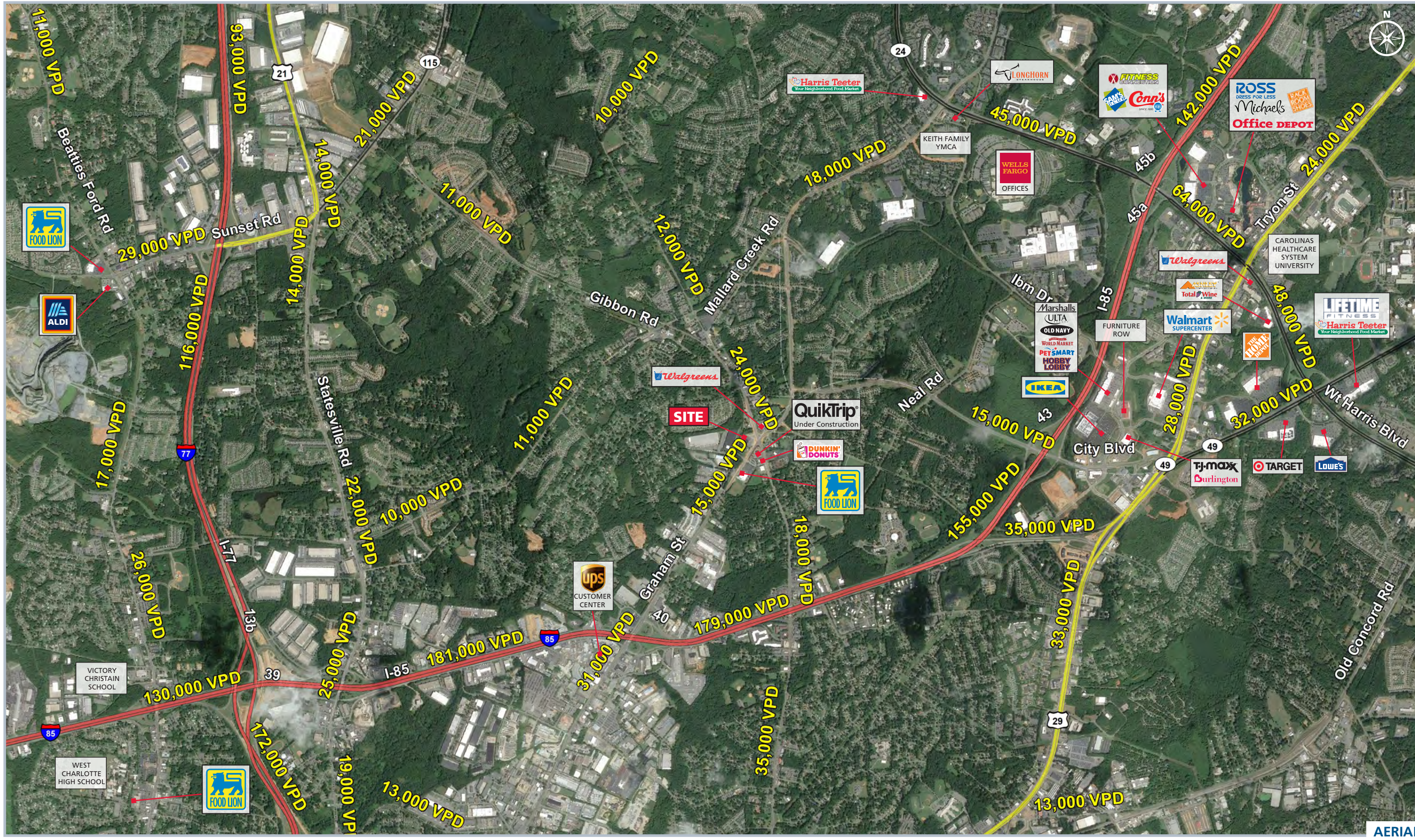


## TRAFFIC COUNTS 2016 (NCDOT)

- 24,000 VPD on W. Sugar Creek Rd.

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AERIAL