

### **FOR LEASE**

# **CAPSTONE COMMONS**

HIGHWAY 521 & OLD LANCASTER HWY | CHARLOTTE, NORTH CAROLINA





<b>DEMOGRAPHICS (2016</b>	) 1 MILE	3 MILE	5 MILE
Population	10,893	61,834	139,968
Average HH Income	\$130,771	\$127,050	\$120,442
Median HH Income	\$103,124	\$96,323	\$92,150
Business Establishments	270	2,178	5,354
Daytime Employment	1,821	25,287	57,309

### PROPERTY INFORMATION

**SPACE AVAILABLE:** 1,119 SF

**LEASE RATE:** Please Call

PASS THROUGHS: Est. \$5.25 / SF

CAM, Taxes & Insurance

**ZONING:** NS (Neighborhood Services)

- Frontage

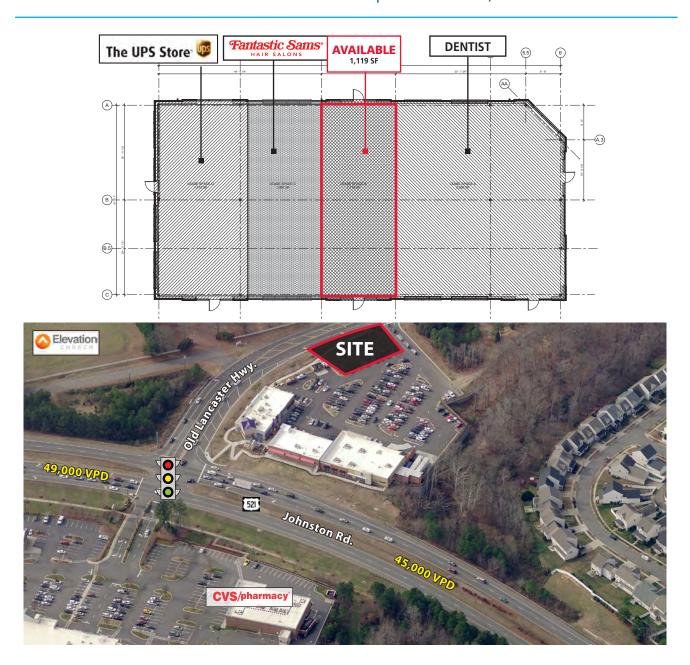
#### PROPERTY DESCRIPTION

Located south of Ballantyne in rapidly growing area of south Charlotte and northern Lancaster County, SC.

- The site sits adjacent to Ballantyne elementary school and single family residential
- The site is seven miles north of Carolina Lakes by Del Webb, an over-55 community of 3000+ homes
- Easy access to traffic signal at Old Lancaster Highway, an access point into Pineville

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#### TRAFFIC COUNTS 2016 (NCDOT)

• 49,000 VPD on Hwy 521 (S. of Old Lancaster Hwy) • 45,000 VPD on Hwy 521 (N. of Old Lancaster Hwy) • 12,000 VPD on Old Lancaster Highway

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