

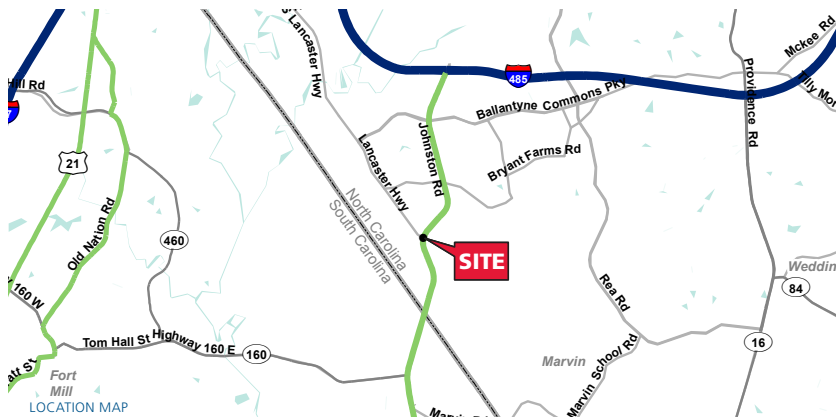


# CAPSTONE COMMONS

HIGHWAY 521 & OLD LANCASTER HWY | CHARLOTTE, NORTH CAROLINA



PROPERTY RENDERING



## 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

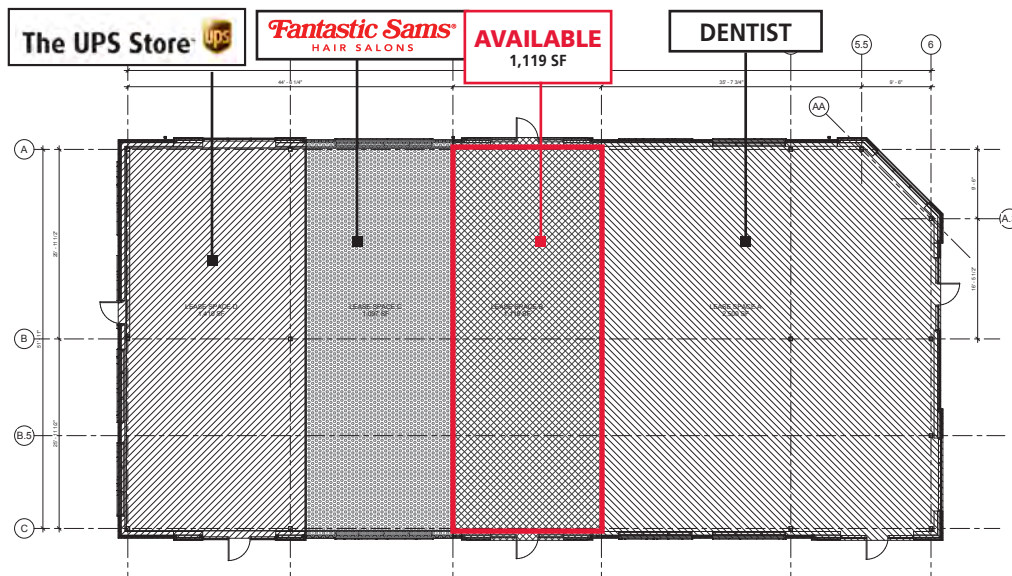
Located south of Ballantyne in rapidly growing area of south Charlotte and northern Lancaster County, SC.

- 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

DEMOGRAPHICS (2016)	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

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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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