

FAMILY DENTA



HUNTERS CROSSING

HIGHWAY 521 & LANCASTER HIGHWAY, CHARLOTTE, NC 28277

Minister minister



DESCRIPTION

- ±1,345 6,219 SF space available for lease
- This well-established neighborhood shopping center is centrally located between Ballantyne and Indian Land at the signalized intersection of Highway 521 and Old Lancaster Highway
- Outparcel retailers include an Urgent Care and Wendy's
- Excellent building signage fronting Highway 521
- Elevation Church Ballantyne mega campus is located directly across the street
- Anchored by Crunch Fitness

BUILDING FEATURES

AVAILABLE	±1,345 - 6,219 SF	
PROPERTY SIZE	93,887 SF	
TRAFFIC COUNTS		
HIGHWAY 521	49,000 VPD	

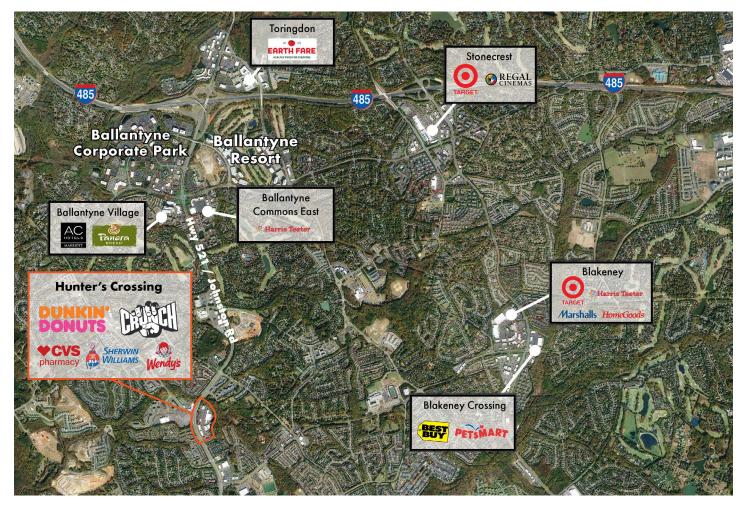
OLD LANCASTER HWY	18,000 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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DEMOGRAPHICS



1 MILE RADIUS -



12,496 ESTIMATED POPULATION 2023



5,004 TOTAL HOUSEHOLDS



35.2 AVERAGE AGE



\$163,288 AVG HOUSEHOLD INCOME



1,876 TOTAL EMPLOYEES

3 MILE RADIUS -



71,633 ESTIMATED POPULATION 2023



28,356 Total households











40,440 TOTAL EMPLOYEES

5 MILE RADIUS -



161,838 ESTIMATED POPULATION 2023



63,768 TOTAL HOUSEHOLDS



37.7 average age



\$169,746 AVG HOUSEHOLD INCOME



71,851 TOTAL EMPLOYEES



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SITE PLAN



SUITE	TENANT	SF	
BUILDING 16045			
В	CRUNCH FITNESS	29,356	
B1	AVAILABLE	1,592	
B2	AVAILABLE	1,345	
B3	AVAILABLE	1,612	
B4	AVAILABLE	1,670	

BUILDING 16041

А	SHERWIN-WILLIAMS	4,016
E	IDEA LAB KIDS	2,395
F	CK NAILS	1,200
G	POKE EXPRESS	1,213

BUILDING 16049

Н	GREAT CLIPS	1,230
I	DENTAL CHOICE	2,428
J	PAPA JOHN'S PIZZA	1,138
L	MARCIA'S BAKERY & SWEETS	1,782
N	AMAZING WOK	1,752

SUITE	TENANT	SF	
BUILDING 16131			
100	DUNKIN/BASKIN ROBBINS	2,270	
110	ABILITY CHIROPRACTIC	1,313	
120	ilash charlotte	1,245	
130	SERENITY SALON	1,269	
140	UPLEVEL MARTIAL ARTS	2,510	
150	PROJECT LEAN NATION	1,269	
160	LE BELLE BEAUTY STUDIO	1,027	
170	EYE CARE CENTER	2,417	
BUILDIN	G 16139		
100	BALLANTYNE VET HOSPITAL	3,357	
110	NOVANT MEDICAL GROUP	1,482	
120	NOVANT MEDICAL GROUP	2,502	
130	NOVANT MEDICAL GROUP	1,268	
140	BENCHMARK PHYSICAL THERAPY	1,244	
150	LA AUTHENTICA MEXICAN	3,537	

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