

CRUNCH
FITNESS

160

FAMILY DENTA

HUNTERS CROSSING

HIGHWAY 521 & LANCASTER HIGHWAY, CHARLOTTE, NC 28277

±1,345 - 6,219 SF AVAILABLE FOR LEASE



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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Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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
	36.8 AVERAGE AGE
	\$173,530 AVG HOUSEHOLD INCOME
	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

SITE PLAN



SUITE	TENANT	SF
BUILDING 16045		
B	CRUNCH FITNESS	29,356
B1	AVAILABLE	1,592
B2	AVAILABLE	1,345
B3	NEGOTIATING	1,612
B4	AVAILABLE	1,670
BUILDING 16041		
A	SHERWIN-WILLIAMS	4,016
E	IDEA LAB KIDS	2,395
F	CK NAILS	1,200
G	POKE EXPRESS	1,213
BUILDING 16049		
H	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	AVAILABLE	1,245
130	SERENITY SALON	1,269
140	UPELVE M MARTIAL ARTS	2,510
150	PROJECT LEAN NATION	1,269
160	LE BELLE BEAUTY STUDIO	1,027
170	EYE CARE CENTER	2,417
BUILDING 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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