



SHOPTON SQUARE

HIGHWAY 160 & SHOPTON ROAD, CHARLOTTE NC, 28269

FULLY LEASED



PROPERTY DESCRIPTION

- Fully Leased
- Outparcel available for sale: **1.72 acres**
- Shopton Square is located in southwest Charlotte, the area’s fastest growing submarket, and features easy access to I-485 and Charlotte Premium Outlets
- The center is situated minutes from Berewick, a 1,200+ acre multi-use master planned community that includes retail, office, hotel and residential. The average home closing price in Berewick is \$312,000, and new houses continue to be built every day
- The center sits at the signalized intersection of the highly traveled Steele Creek Road (17,000 VPD) and Shopton Road, across the street from the Steele Creek Commerce Park

TRAFFIC	
I-485	109,000 VPD
HIGHWAY 160	17,000 VPD
SHOPTON ROAD	8,600 VPD

OUTPARCEL DETAILS

- 1 outparcel available:
 - 1.72 AC



FOR MORE INFORMATION, PLEASE CONTACT:

NICOLE HOOGLAND | **704.972.2617**
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SITE PLAN

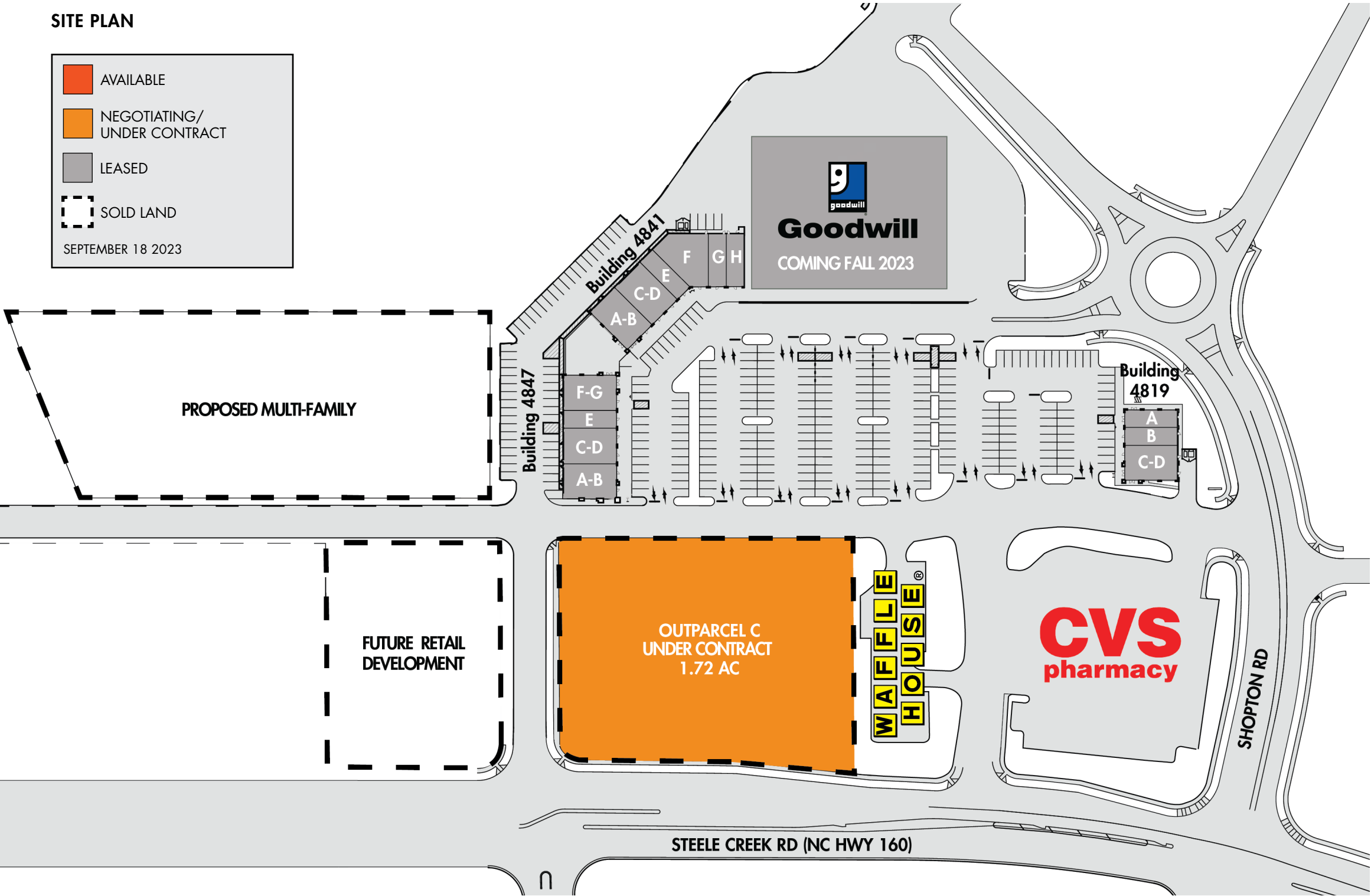
AVAILABLE

NEGOTIATING/
UNDER CONTRACT

LEASED

SOLD LAND

SEPTEMBER 18 2023



BUILDING 4819

SUITE	TENANT	SF
A	PAPA JOHN'S	1,400
B	PAYMORE	1,000
C-D	JOJO'S NAIL SALON	2,400

BUILDING 4841

SUITE	TENANT	SF
A-B	THE JERK JOINT	2,400
C-D	PERFORMANCE STAFFING	2,400
E	DING TEA	1,800
F	CAROLINA PERFORMING ARTS	2,650
G	SWAVE BARBER LOUNGE	1,200
H	CREATIVE SPACE STUDIO	1,200

BUILDING 4847

SUITE	TENANT	SF
A-B	ONE SIXTY SPORTS BAR	2,400
C-D	KAUR, DDS	2,400
E	SMALLCAKES CUPCAKERY & CREAMERY	1,800
F-G	BONZAI	2,400

OUTPARCEL

	TENANT	SF
ANCHOR	GOODWILL - COMING FALL 2023	21,000
C	UNDER CONTRACT	1.72 ACRES

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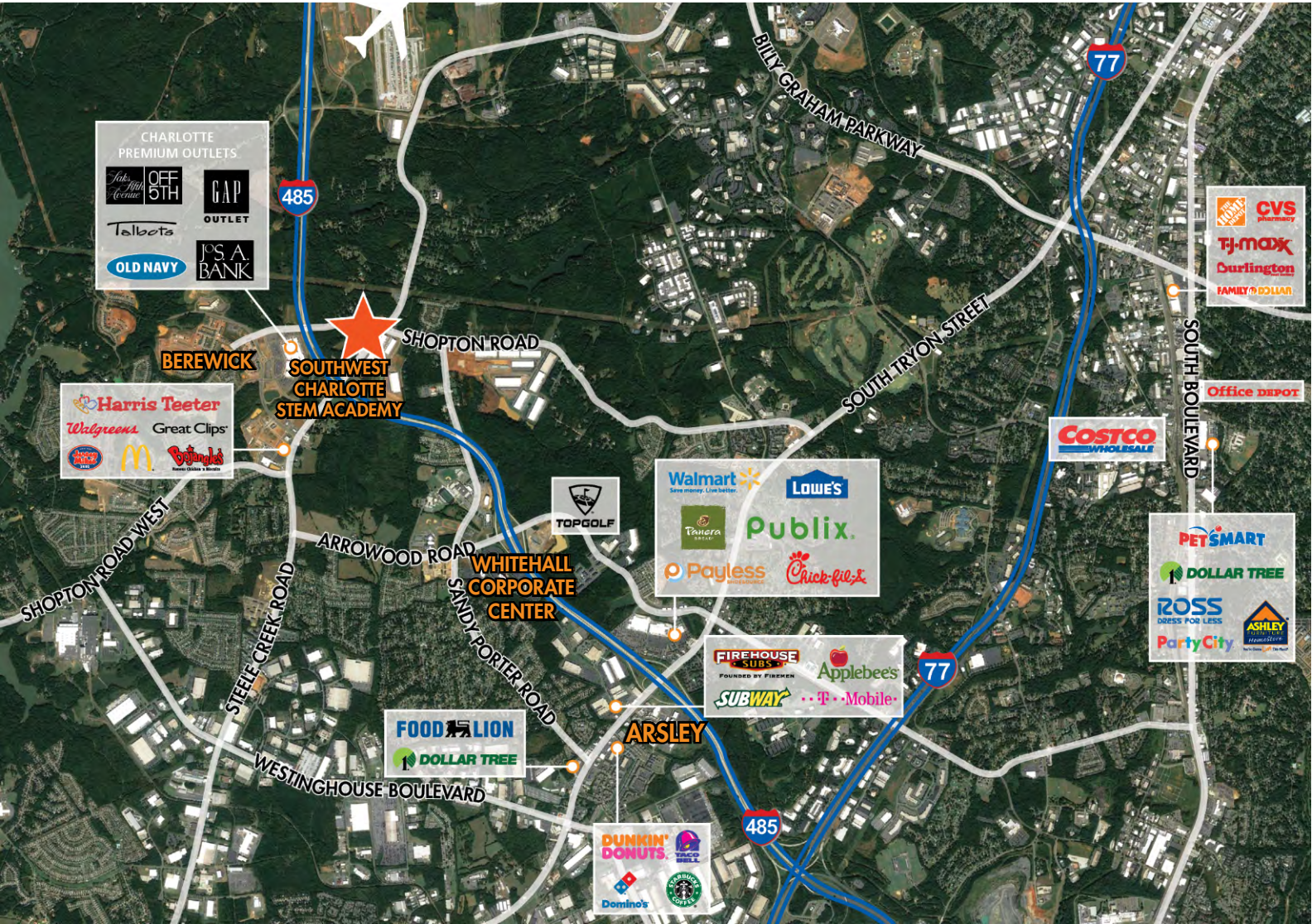
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DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
 2,980 ESTIMATED POPULATION 2022	 37,400 ESTIMATED POPULATION 2022	 101,370 ESTIMATED POPULATION 2022
 35.5 MEDIAN AGE	 33.3 MEDIAN AGE	 33.5 MEDIAN AGE
 \$302,292 MEDIAN HOME VALUE 2022	 \$244,100 MEDIAN HOME VALUE 2022	 \$242,544 MEDIAN HOME VALUE 2022
 \$76,484 AVG HOUSEHOLD INCOME	 \$83,745 AVG HOUSEHOLD INCOME	 \$78,819 AVG HOUSEHOLD INCOME

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