

SHOPTON SQUARE - OUTPARCEL AVAILABLE

4841 SHOPTON ROAD, CHARLOTTE NC 28273

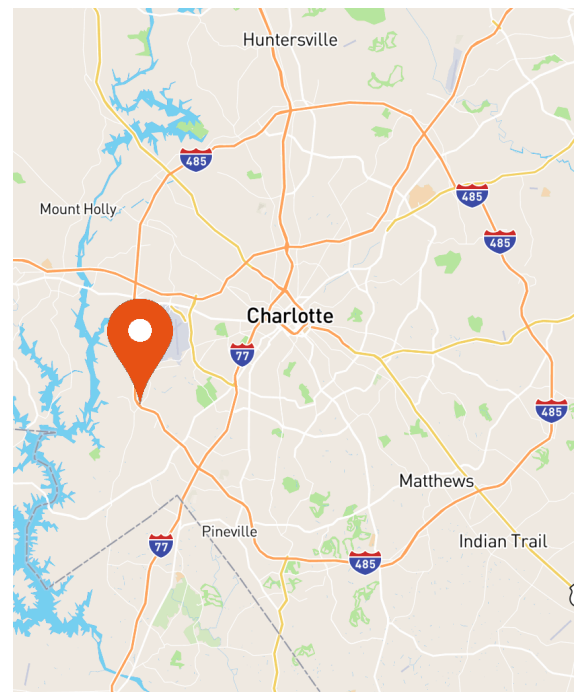
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OUTPARCEL FOR SALE

PROPERTY OVERVIEW

- 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



For more information, please contact:

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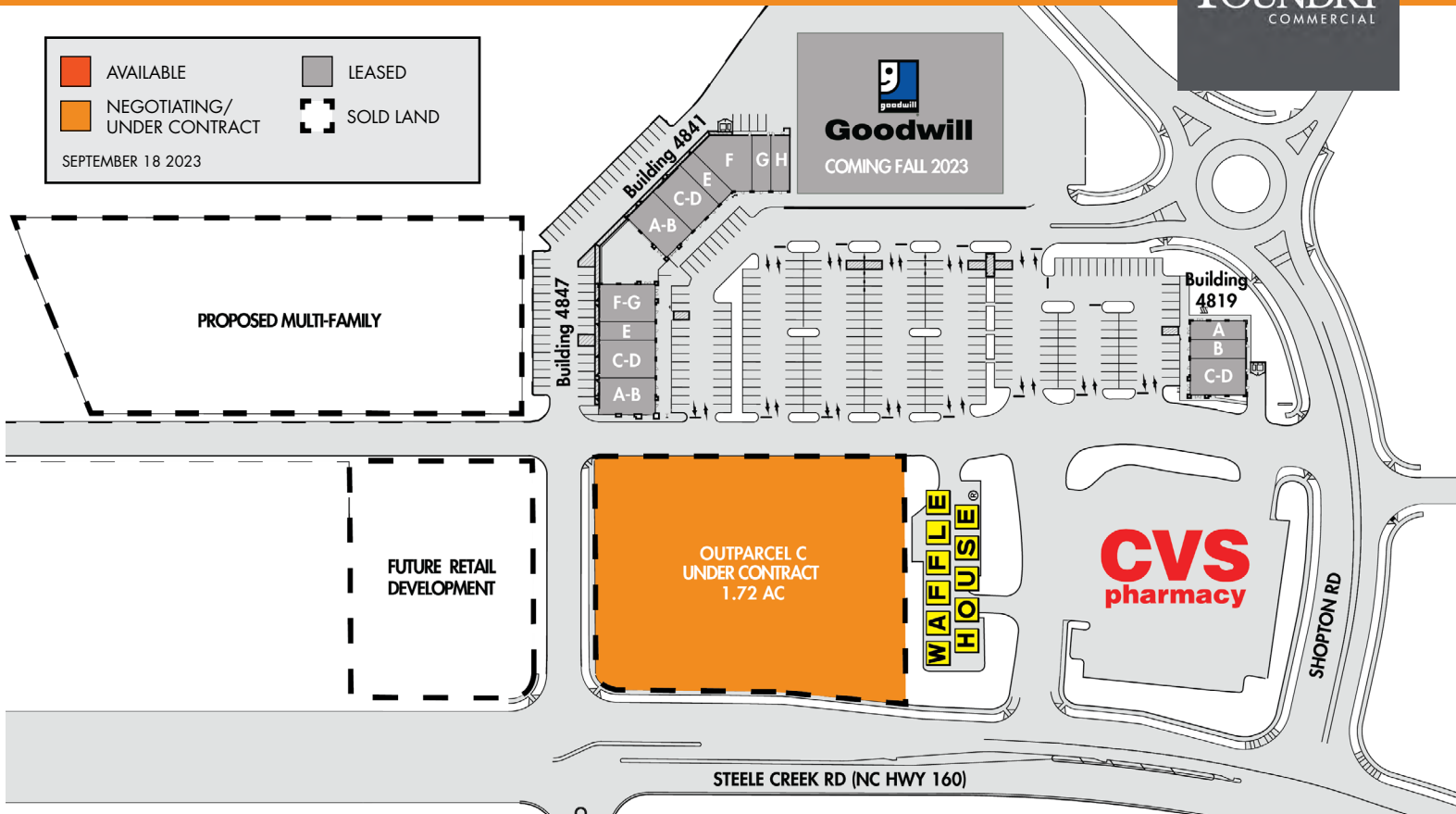
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BUILDING 4819

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

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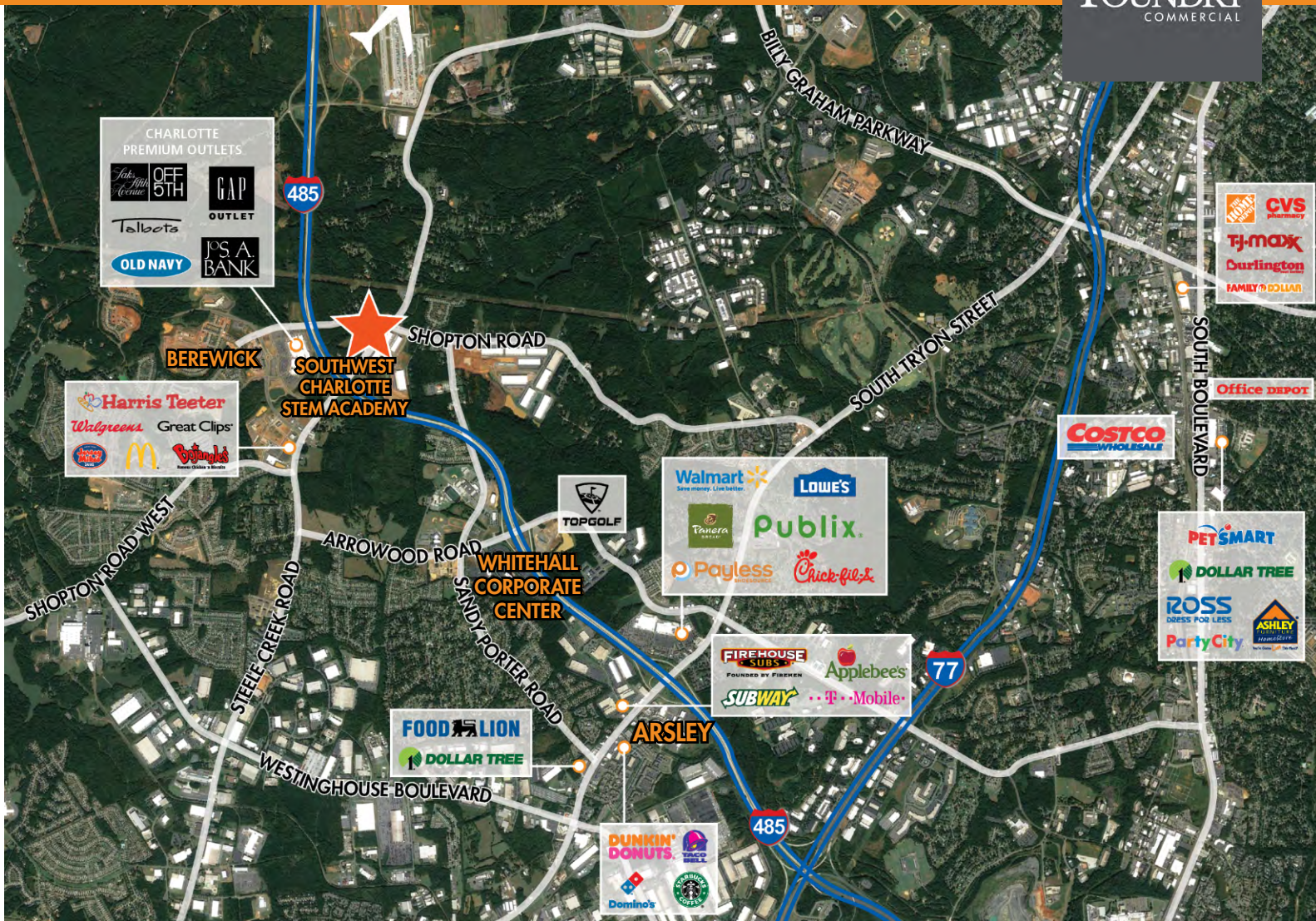
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DEMOGRAPHICS

1 MILE RADIUS

	2,980 ESTIMATED POPULATION 2022
	35.5 MEDIAN AGE
	\$302,292 MEDIAN HOME VALUE 2022
	\$76,484 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	37,400 ESTIMATED POPULATION 2022
	33.3 MEDIAN AGE
	\$244,100 MEDIAN HOME VALUE 2022
	\$83,745 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	101,370 ESTIMATED POPULATION 2022
	33.5 MEDIAN AGE
	\$242,544 MEDIAN HOME VALUE 2022
	\$78,819 AVG HOUSEHOLD INCOME

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