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INDIAN TRAIL, NC

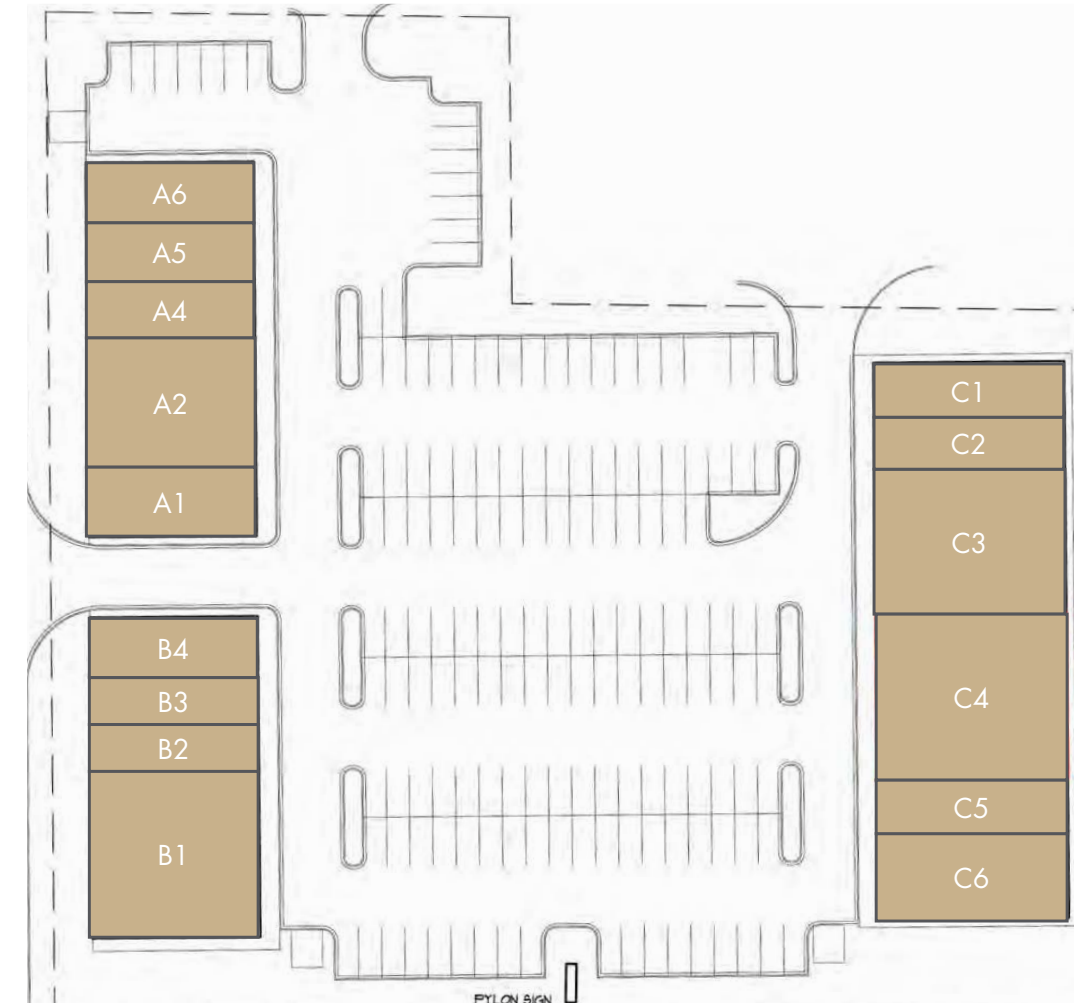
THE SHOPPES AT INDIAN TRAIL

HIGHWAY 74 & UNIONVILLE INDIAN TRAIL RD, INDIAN TRAIL, NC

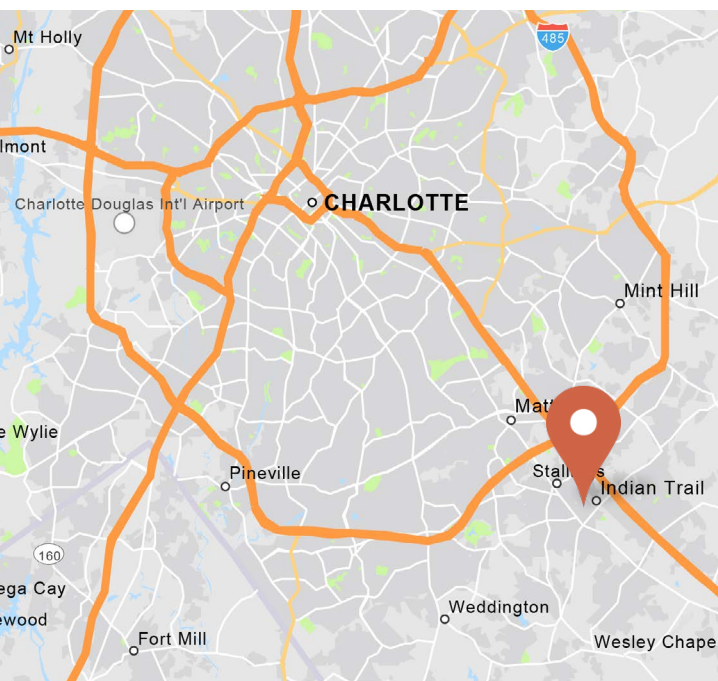
FULLY LEASED

THE SHOPPES AT INDIAN TRAIL

SITE PLAN



INDIAN TRAIL, NC
**THE SHOPPES AT INDIAN TRAIL
 FOR LEASE**



PROPERTY FEATURES

- Fully leased
- Shops are situated in front of Wal-Mart Supercenter with access/connectivity between parking fields
- Shops include national names like CATO, Verizon, GameStop and Sally Beauty
- Great visibility from Highway 74 (49,000 VPD) and Unionville Indian Trail Road (14,000 VPD)
- Shops are 1.6 miles from Harris Teeter Regional Distribution Center with 4,105 employees in a one mile radius
- With the completion of the Monroe Bypass, the Shoppes at Indian Trail are situated in the heart of a revitalized section of Independence Blvd that is surrounded by new residential and commercial growth. New offices, distribution centers and retailers have created a heavily traveled and very active corridor 24/7

SUITE	TENANT	SF
A1	FIREHOUSE SUBS	1,788
A2	CHINATOWN BUFFET	3,229
A4	SPORT CLIPS	1,403
A5	SABOR LATIN GRILL	1,495
A6	THE UPS STORE	1,500
B1	CHEX GRILL & WINGS	4,229
B2	MARCO'S PIZZA	1,203
B3	BLOOMING NAILS	1,203
B4	MADVAPES	1,500

SUITE	TENANT	SF
C1	GAMESTOP	1,505
C2	MARINERS FINANCIAL	1,819
C3	CATO	3,880
C4	ZOOM ROOM	4,829
C5	SALLY BEAUTY SUPPLY	1,501
C6	VERIZON	2,502

FOR MORE INFORMATION, PLEASE CONTACT:

KEELY HINES | 704.676.1563
 Senior Vice President, Broker
 keely.hines@foundrycommercial.com
 Licensed Real Estate Broker

NICOLE EDMONDS | 704.972.2617
 Senior Associate, Broker
 nicole.edmonds@foundrycommercial.com
 Licensed Real Estate Broker






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THE SHOPPES AT INDIAN TRAIL

DEMOGRAPHICS






1 MILE RADIUS

-  3,410
ESTIMATED POPULATION 2022
-  37.7
AVERAGE AGE
-  \$266,777
MEDIAN HOME VALUE 2022
-  4,105
TOTAL EMPLOYEES
-  \$93,135
AVG HOUSEHOLD INCOME

3 MILE RADIUS

-  41,932
ESTIMATED POPULATION 2022
-  36.8
AVERAGE AGE
-  \$291,746
MEDIAN HOME VALUE 2022
-  17,928
TOTAL EMPLOYEES
-  \$93,252
AVG HOUSEHOLD INCOME

5 MILE RADIUS

-  111,294
ESTIMATED POPULATION 2022
-  38.6
AVERAGE AGE
-  \$318,284
MEDIAN HOME VALUE 2022
-  39,593
TOTAL EMPLOYEES
-  \$106,848
AVG HOUSEHOLD INCOME



AREA AMENITIES



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