

S/P ORTHODONTICS

ISI

TRAILHEAD

# THE SHOPS AT AUSTIN VILLAGE

5600 POTTER RD. MATTHEWS, NC 28104

FULLY LEASED





DESCRIPTION

- Fully Leased
- New 10,000 SF retail development in a Harris Teeter anchored center in Matthews, NC near the under-served Indian Trail Market
- Located at the intersection of Potter Road and Chestnut Lane in Matthews/Indian Trail
- 4 miles away from downtown Matthews
- Over 15,000 households within a 1 mile radius
- Less than 5 miles away from Matthews Sportsplex, a 5,000 seat grass stadium which also contains 9 synthetic fields, playgrounds, walking trails and a field house equipped with a 90 person conference room

TRAFFIC	
POTTER ROAD	13,517 VPD
CHESTNUT LANE	7,700 VPD



DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<div></div> <div>7,682 ESTIMATED POPULATION 2022</div>	<div></div> <div>44,650 ESTIMATED POPULATION 2022</div>	<div></div> <div>132,942 ESTIMATED POPULATION 2022</div>
<div></div> <div>38.2 AVERAGE AGE</div>	<div></div> <div>37.5 AVERAGE AGE</div>	<div></div> <div>37.2 AVERAGE AGE</div>
<div></div> <div>\$291,384 MEDIAN HOME VALUE 2022</div>	<div></div> <div>\$314,920 MEDIAN HOME VALUE 2022</div>	<div></div> <div>\$333,400 MEDIAN HOME VALUE 2022</div>
<div></div> <div>\$100,949 AVG HOUSEHOLD INCOME</div>	<div></div> <div>\$113,464 AVG HOUSEHOLD INCOME</div>	<div></div> <div>\$122,153 AVG HOUSEHOLD INCOME</div>

FOR MORE INFORMATION, PLEASE CONTACT:

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SITE PLAN



SUITE	TENANT	SF
106	TRAILHEAD ADVANCED DENTISTRY	3,000
105	ISI ELITE TRAINING	3,000
103	EARTHWISE PET	1,775
101	PATEL ORTHODONTICS	2,657



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