

INVESTMENT SUMMARY

SHOPTON SQUARE

100% OCCUPIED | NEIGHBORHOOD RETAIL STRIP CENTER | 24,250 SF



4841 SHOPTON ROAD, CHARLOTTE, NC

FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

OFFERING AT A GLANCE



OFFERING PRICE:
\$6,400,000
(\$264 PSF)



100%
OCCUPIED



DIVERSE MIX
OF 13 SHOP
TENANTS



BELOW MARKET RENTS
ALLOW FOR FUTURE
UPSIDE POTENTIAL



SIGNALIZED
INTERSECTION WITH
EASY ACCESS TO I-485



LOCATED IN ESTABLISHED
AND GROWING CHARLOTTE
RETAIL SUBMARKET

SUMMARY

INVESTMENT SUMMARY

Address: 4841 Shopton Road, Charlotte, NC 28278

County: Mecklenburg

Parcel ID: 199-591-06

Building NET Rentable Area: 24,250 SF

Lot Size: ±13.2 AC

Zoning: CG – General Commercial

Current Occupancy: 100%

Year Built: 2009

Parking: 334 Spaces

Number of Floors: 1

DEMOGRAPHIC SUMMARY

Population

	1 Mile	3 Miles	5 Miles
Estimated Population (2023)	3,629	35,754	104,194
Projected Population (2028)	4,101	40,400	113,518
Historical Annual Growth (2010-2023)	20.4%	4.7%	2.8%

Households

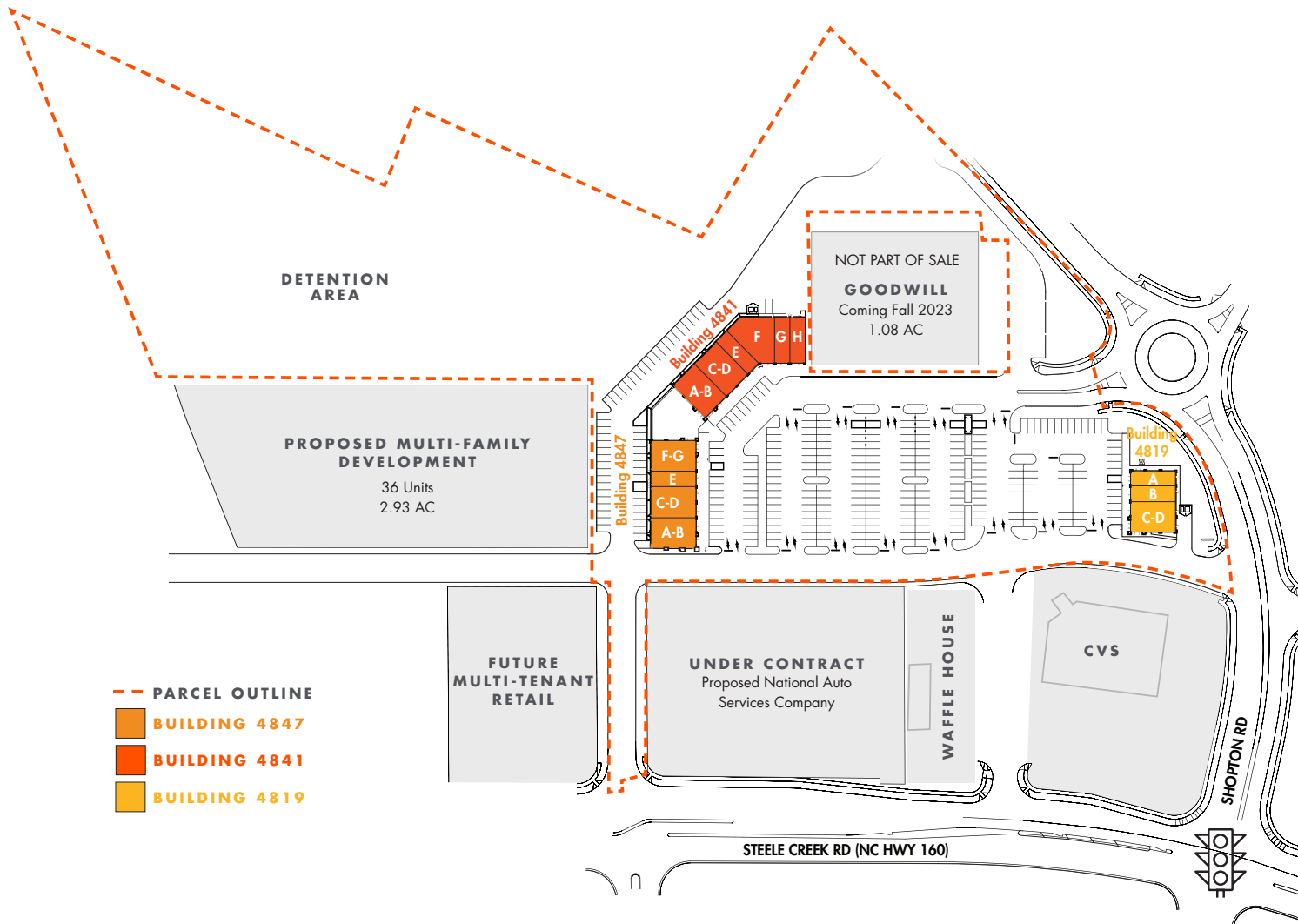
	1 Mile	3 Miles	5 Miles
Estimated Households (2023)	1,398	13,816	40,846
Projected Households (2028)	1,596	15,622	44,621
Estimated Average Household Income (2023)	\$134,269	\$115,079	\$104,713
Median Home Value	\$289,049	\$249,072	\$235,847

Source: CoStar



PROPERTY DESCRIPTION

SITE PLAN



BUILDING 4847

SUITE	TENANT	SF
A-B	One Sixty Sports Bar	2,400
C-D	Shopton Dental	2,400
E	Smallcakes Cupcakery & Creamery	1,200
F-G	Bonzai Thai Cuisine	2,400

BUILDING 4841

SUITE	TENANT	SF
A-B	The Jerk Joint	2,400
C-D	Performance Staffing Solutions	2,400
E	Moji Teahouse	1,200
F	Charlotte Performing Arts Academy	2,650
G	Swave Barber Lounge	1,200
H	CreateSpace Studio	1,200

BUILDING 4819

SUITE	TENANT	SF
A	Papa John's	1,400
B	Paymore	1,000
C-D	Crystal Nail Salon	2,400

DAILY TRAFFIC COUNTS

Shopton Road	10,500
Steele Creek Road (NC Hwy 160)	19,000



LOCATION OVERVIEW

CHARLOTTE SOUTHWEST RETAIL SUBMARKET Q2 2023

Vacancy in the Southwest retail submarket is 1.4%, which is essentially the same level it was a year ago. During this period, 36,000 SF has been absorbed, and 30,000 SF has delivered. Rents are around \$30.00/SF, which is a 8.2% increase from where they were a year ago. In the past three years, rents have increased a cumulative 21.6%.

4.1M SF

TOTAL RETAIL INVENTORY

6.0%

MARKET CAP RATE

\$30.00 PSF

MARKET RENT

7.6%

12 MO RENT GROWTH

1.4%

VACANCY RATE

35.5K SF

12 MO NET ABSORPTION

Source: CoStar; REGIS Online

225+
RETAIL STORES

110+
DINING OPTIONS

50+
HOTELS

10+
COMMUNITY
ATTRACTIONS

CHARLOTTE PREMIUM OUTLETS

ALDO, Adidas, Banana Republic, Coach, Fossil, Gap, Kate Spade, LOFT, Marc Jacobs, Michael Kors, Nike, Ralph Lauren, Tommy Hilfiger

Steele Creek Landing

17 AC Mixed-Use Development
Hilton, Longhorn, Olive Garden

Berewick
2,000 Residential Homes

BEREWICK TOWN CENTER

Arby's, Clean Juice, Great Clips, Hampton Inn, Harris Teeter, Hollywood Feed, Jersey Mikes, Starbucks, UPS, Walgreens, Wendy's

SHOPPES OF MADISON PLACE

Bojangles, Chicken Salad Chick, First Watch, Nothing Bundt Cakes, Tropical Smoothie Cafe, Outback, Pacific, Pearle Vision, Verizon

129,000
Daily Traffic Count

160

SHOPTON SQUARE

Steele Creek
Commerce Park

The Concourse

250 AC Mixed-Use Development
1.6M SF Warehouse/Distribution
73K SF Office, Retail + Multifamily
Units & Hotel

185 AC Mixed-Use Development

Medical (Novant Health), Office,
Retail, Multifamily

Topgolf

Whitehall
Corporate Center

485

SHOPS AT WHITEHALL COMMONS

Chick-fil-A, Chile's, Lowe's, Panera Bread, Publix, UPS, Walmart Supercenter

Whitehall
Technology Park

160

Westlake
Business Park

Siemens





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