

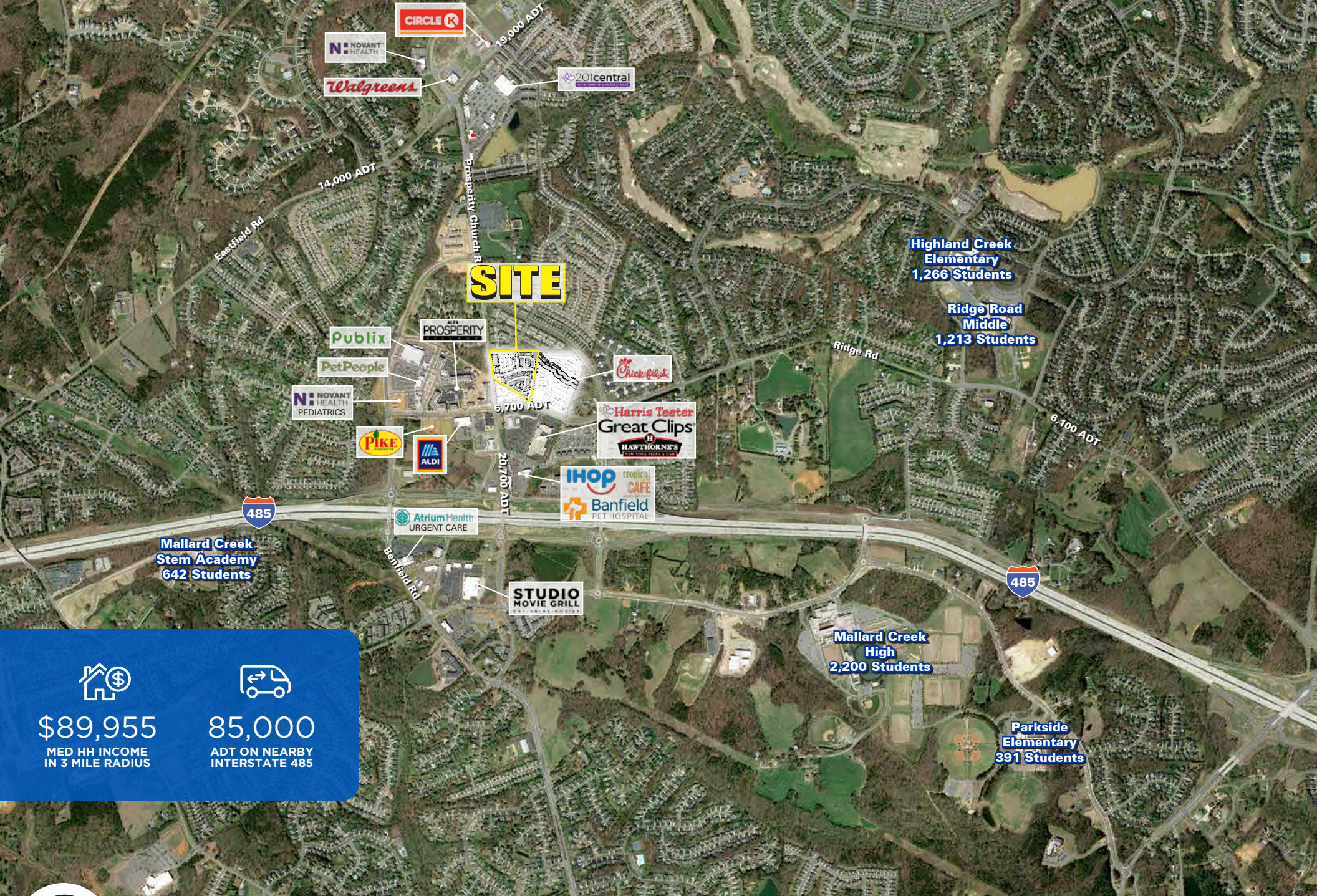
Planned Retail Development on 6.9 Acres

- Up to 10,000 SF of retail available
- Frontage on both Prosperity Church Rd (15,000 ADT) & Ridge Rd (6,700 ADT)
- Strong residential density and housing growth in the immediate trade area
- Proximity to the new I-485 interchange
- Nearby retailers include Publix, Harris Teeter, Chick-fil-A, Starbucks & Aldi

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,384	59,661	140,477
Med HH Income	\$79,314	\$89,955	\$73,514



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SITE

Highland Creek Elementary
1,266 Students

Ridge Road Middle
1,213 Students

Mallard Creek Stem Academy
642 Students

Mallard Creek High
2,200 Students

Parkside Elementary
391 Students





\$89,955
 MED HH INCOME
 IN 3 MILE RADIUS

85,000
 ADT ON NEARBY
 INTERSTATE 485

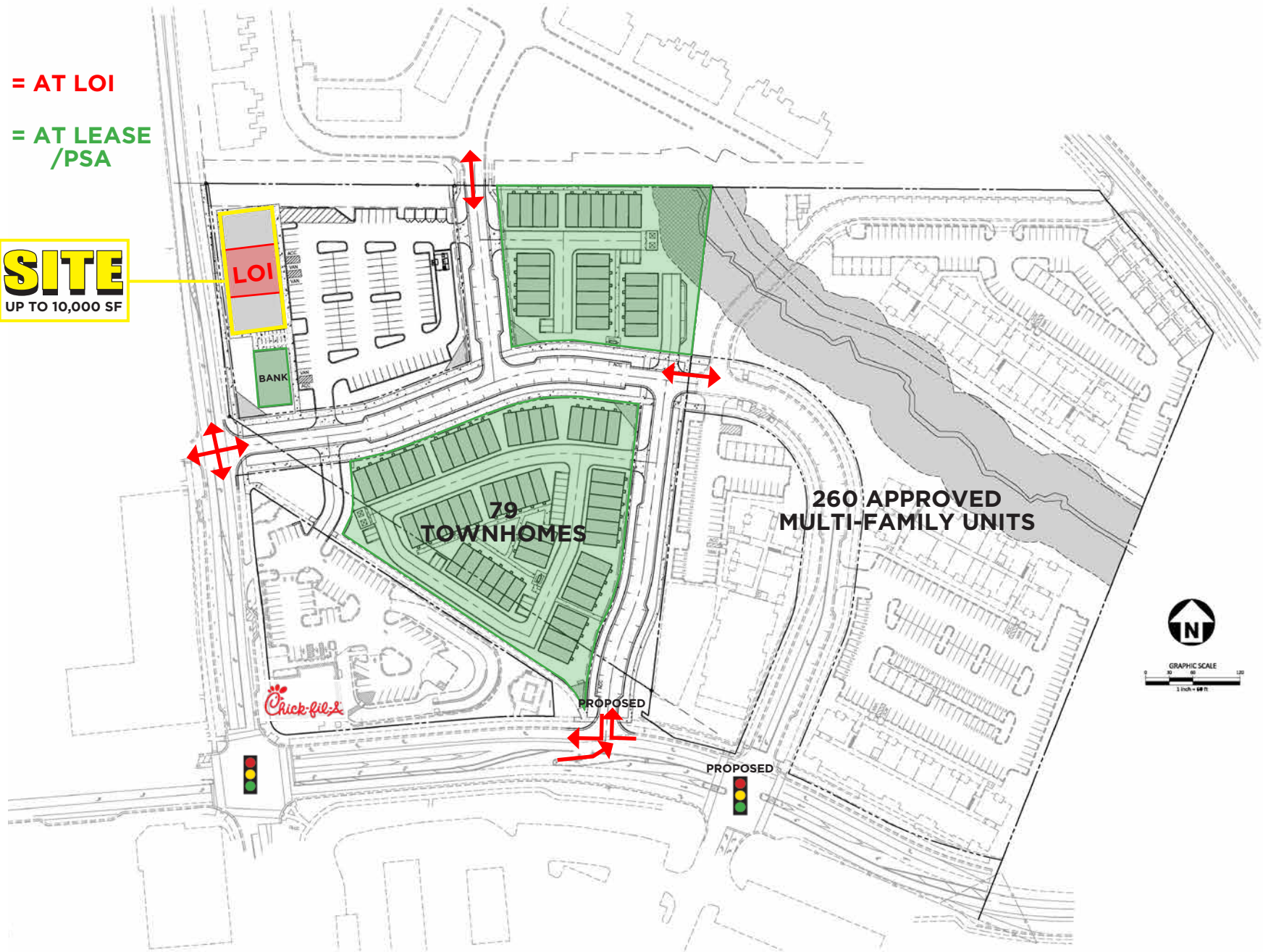


CHARLOTTE, NC
Prosperity Church Rd & Old Ridge Rd

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 = AT LOI
 = AT LEASE /PSA

SITE
UP TO 10,000 SF



CHARLOTTE, NC

Prosperity Church Rd & Old Ridge Rd

SITE PLAN

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