

# SHOPTON SQUARE

4841 SHOPTON ROAD, CHARLOTTE, NC 28273

FOUNDRY  
COMMERCIAL



## OUTPARCELS FOR SALE

### SHOPTON SQUARE

#### PROPERTY FEATURES

- Outparcels available for sale: 1.10 – 1.72 acres, including retail anchor and hotel pads
- Small shop space is 100% leased
- 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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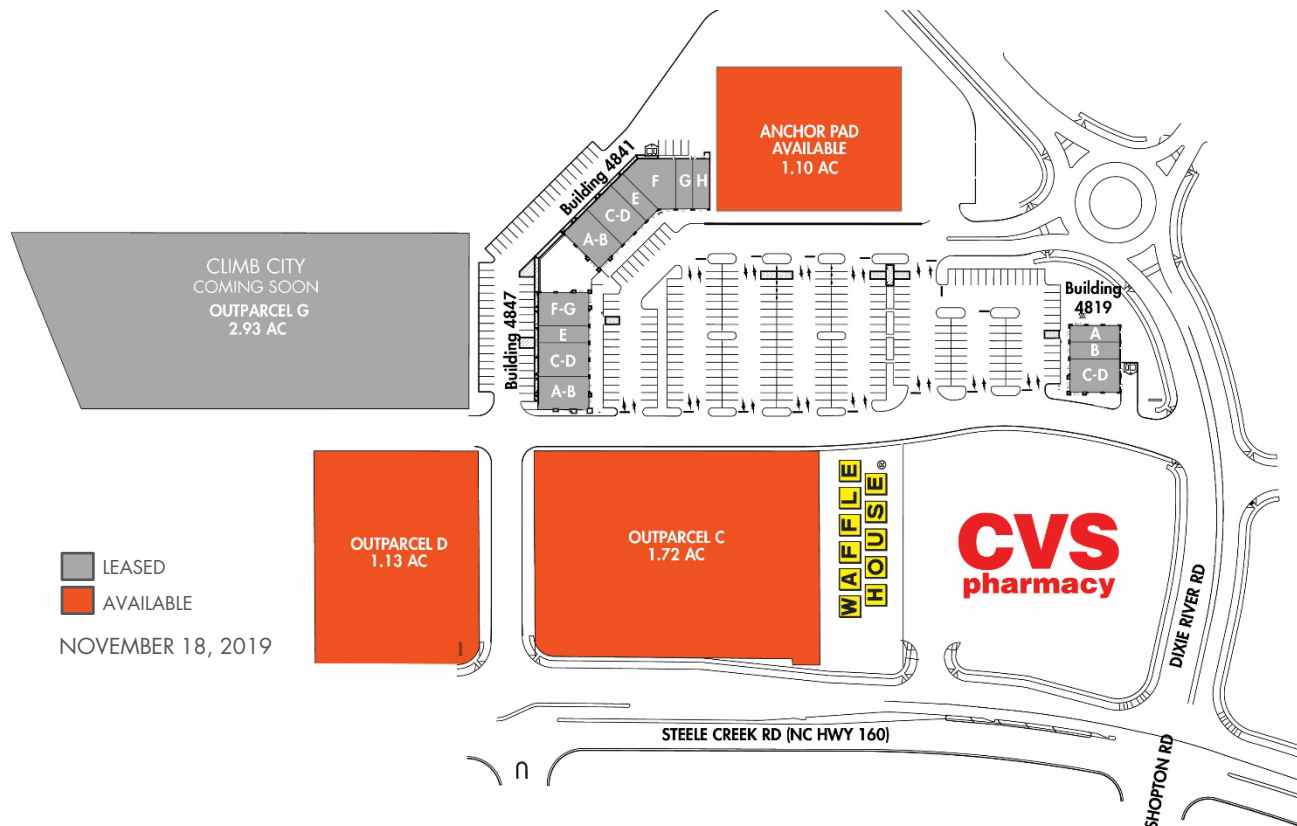
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## SITE PLAN



### BUILDING 4819

SUITE	TENANT	SF
A	Papa John's	1,400
B	One Price Cleaners	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	1,200
F	Carolina Performing Arts	2,650
G	Swave Barber Lounge	1,200
H	9Round	1,200

### BUILDING 4847

SUITE	TENANT	SF
A-B	Highway 55	2,400
C-D	Kaur, DDS	2,400
E	Smallcakes Cupcakery & Creamery	1,200
F-G	Bonzai	2,400

### OUTPARCELS

	TENANT	ACRES
C	AVAILABLE - SALE	1.72
D	AVAILABLE - SALE	1.13
G	Climb City	2.93
ANCHOR	AVAILABLE - SALE	1.10

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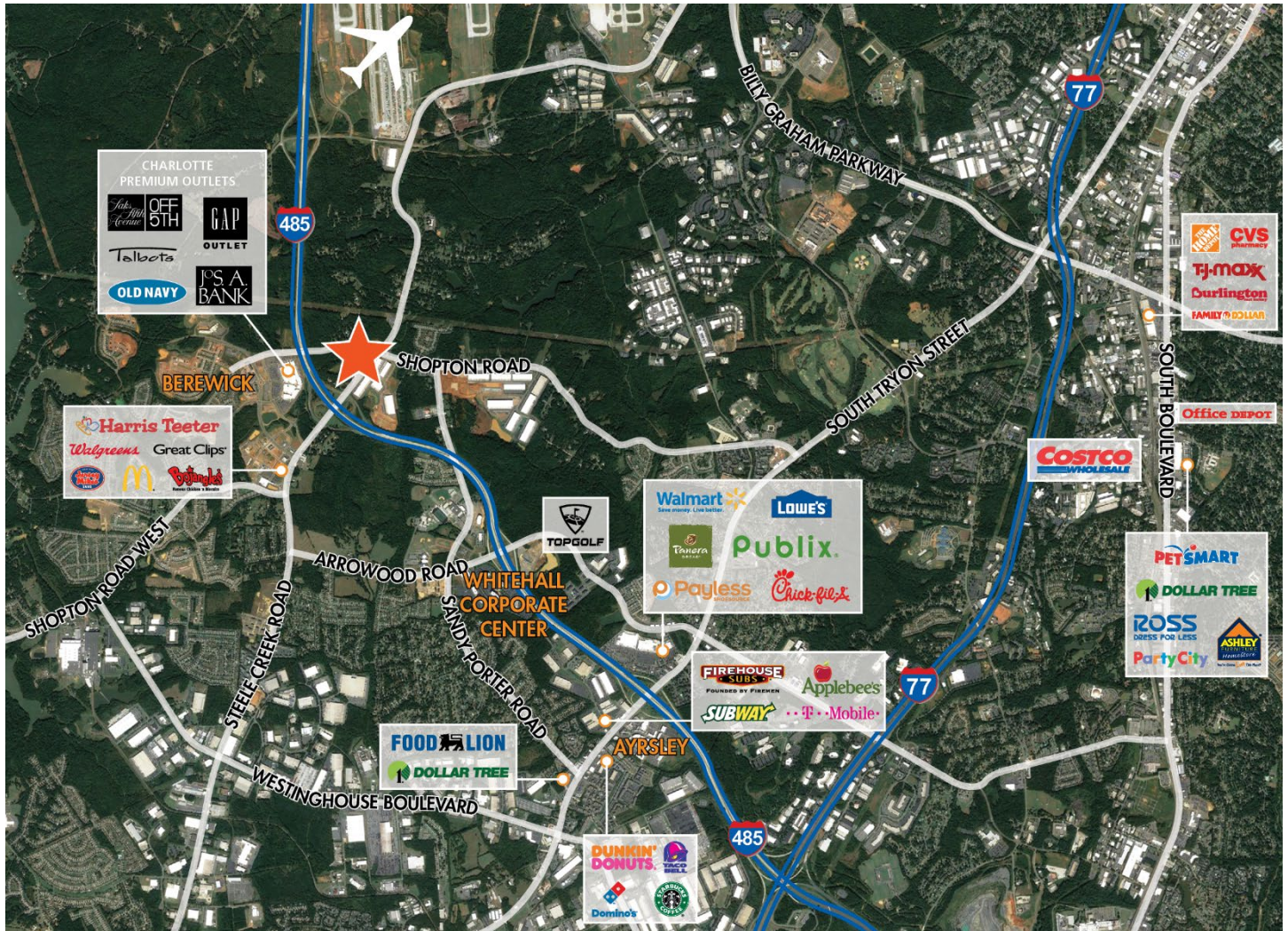
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## LOCATION AND DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,518	32,594	97,557
2023 PROJECTED POPULATION	2,607	34,915	104,786
PROJ. ANNUAL POP. GROWTH (2019-2024)	.7%	1.4%	1.5%
AVG. HOUSEHOLD INCOME	\$84,513	\$80,286	\$76,656
DAYTIME EMPLOYMENT	2,112	33,355	104,121

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