

**±1,800 SF
AVAILABLE**

CEDAR WALK MARKET

16715 ORCHARD STONE RUN | CHARLOTTE, NC 28277



CONTACT

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PROPERTY/LEASING INFORMATION

SPACE AVAILABLE _____ 1,800 - 3,000 SF
 LEASE RATE _____ PLEASE CALL
 EST. TICAM _____ \$5.18 / SF
 TOTAL GLA _____ 28,000 SF

PROPERTY HIGHLIGHTS

- **2nd Gen Restaurant space available with patio**
- Cedar Walk Market is located on the corner of Ardrey Kell Rd and Marvin Rd
- 152 luxury townhomes and live-work units
- Average household income of \$180,703 within 3 miles of the property
- Located near Ardrey Kell High School (+/- 3,500 student), Elon Middle School, and 300 acre Mecklenburg County SportsPlex

DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	11,077	73,964	159,448
AVERAGE HH INCOME	\$190,083	\$180,703	\$174,821
MEDIAN HH INCOME	\$138,456	\$138,054	\$133,664
BUSINESS ESTABLISHMENTS	379	3,945	8,016
DAYTIME EMPLOYMENT	1,473	40,883	70,631

2023 TRAFFIC COUNTS (NCDOT)

17,000 VPD on Ardrey Kell Road | 12,000 VPD on Marvin Rd

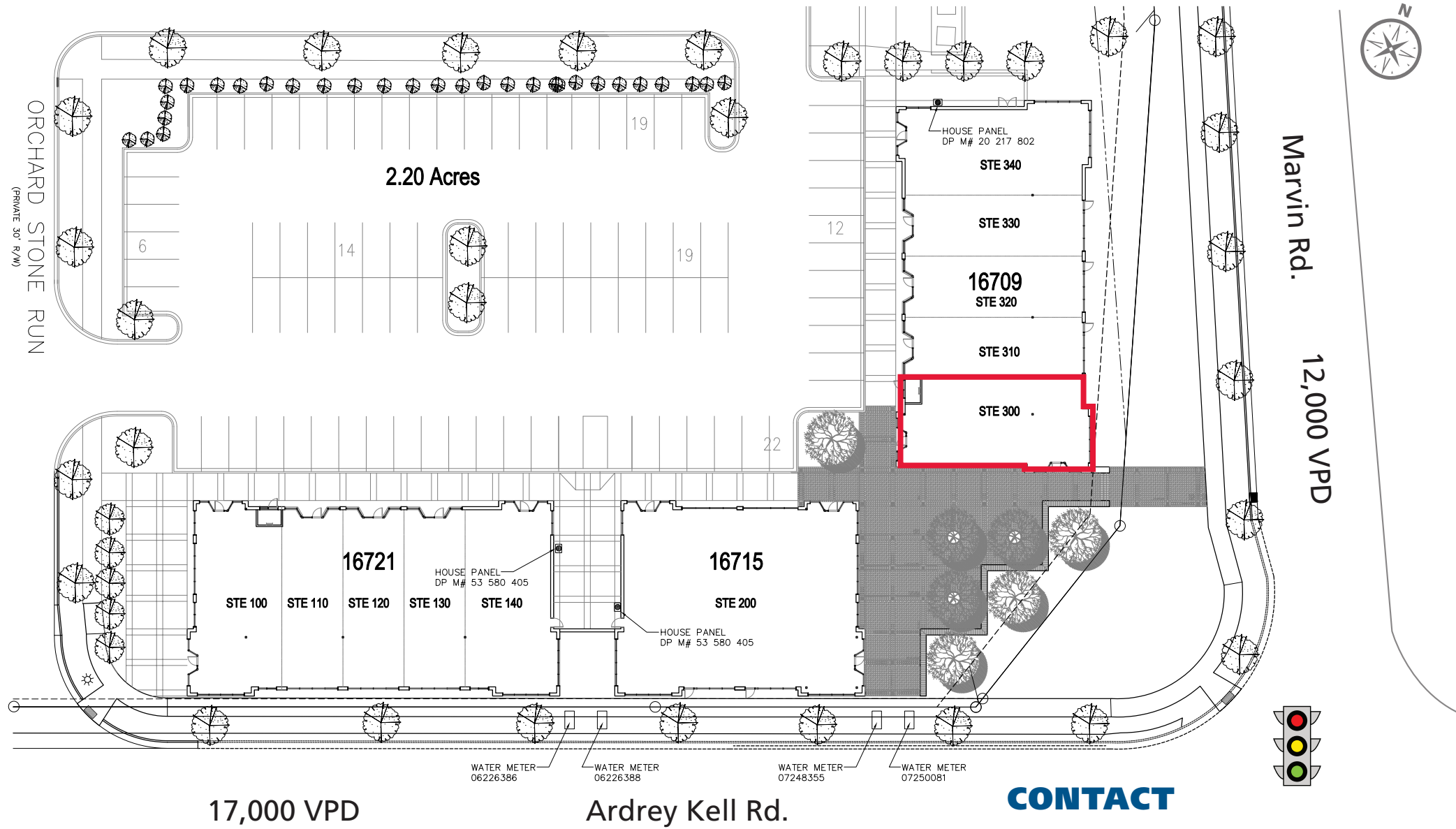


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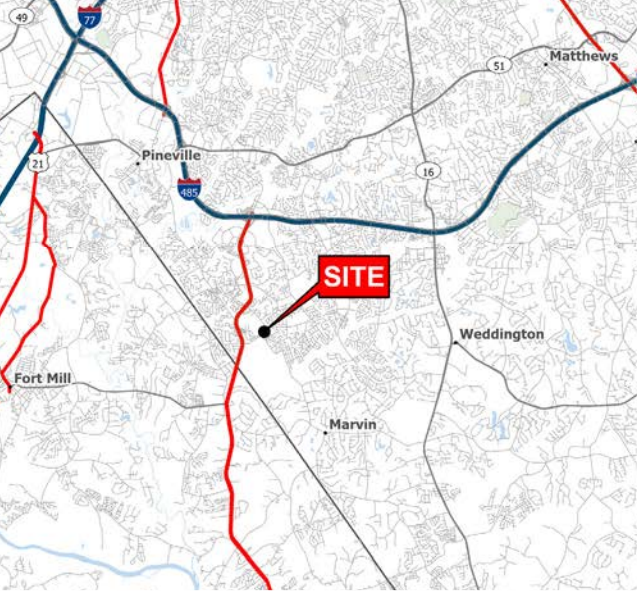
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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100-110	Lorenzo's Restaurant & Scoop Ice Cream	3,000 SF	300	AVAILABLE	1,800 SF
120	9 Round	1,200 SF	310	Carolina Fish Market	1,200 SF
130-140	ISI Elite Training	3,113 SF	320	Salon Salon	1,200 SF
200	The Clubhouse	4,800 SF	330	Suki Nails	1,200 SF
			340	Gentle Care Cleaners	1,800 SF

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ARDREY KELL RD & MARVIN RD.
CHARLOTTE, NORTH CAROLINA



SITE

YMCA

Community House Middle School

Ardrey Kell High School ±3,500 Students

Proposed Multi-Family

Knights View Elementary School

TRYON MEDICAL PARTNERS

Everbrook ACADEMY

BLAKENEY
TARGET
Harris Teeter
OFF BROADWAY SHOES
Marshalls
HomeGoods
OLD NAVY

CHARLOTTE EYE EAR NOSE & THROAT ASSOCIATES, P.A.
Piedmont EyeCare
Atrium Health Primary Care
Atrium Health Levine Children's
CharlotteRadiology

BLAKENEY CROSSING
PET SMART
BEST BUY

Elevation CHURCH Blakenee

Elevation CHURCH Ballantyne

SHOPPES AT ARDREY KELL
Harris Teeter

SPORTS CONNECTION
FITNESS

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