

CEDAR WALK MARKET

16715 ORCHARD STONE RUN | CHARLOTTE, NC 28277



CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com

Eric Howell | 704.644.4584
ehowell@providencegroup.com


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VIDEO



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
WWW.PROVIDENCEGROUP.COM

FOR LEASE



PROPERTY/LEASING INFORMATION

SPACE AVAILABLE	FULLY LEASED
LEASE RATE	PLEASE CALL
EST. TICAM	\$5.50 / SF
TOTAL GLA	28,000 SF

PROPERTY HIGHLIGHTS

- Fully Leased
- 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 (2024)	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

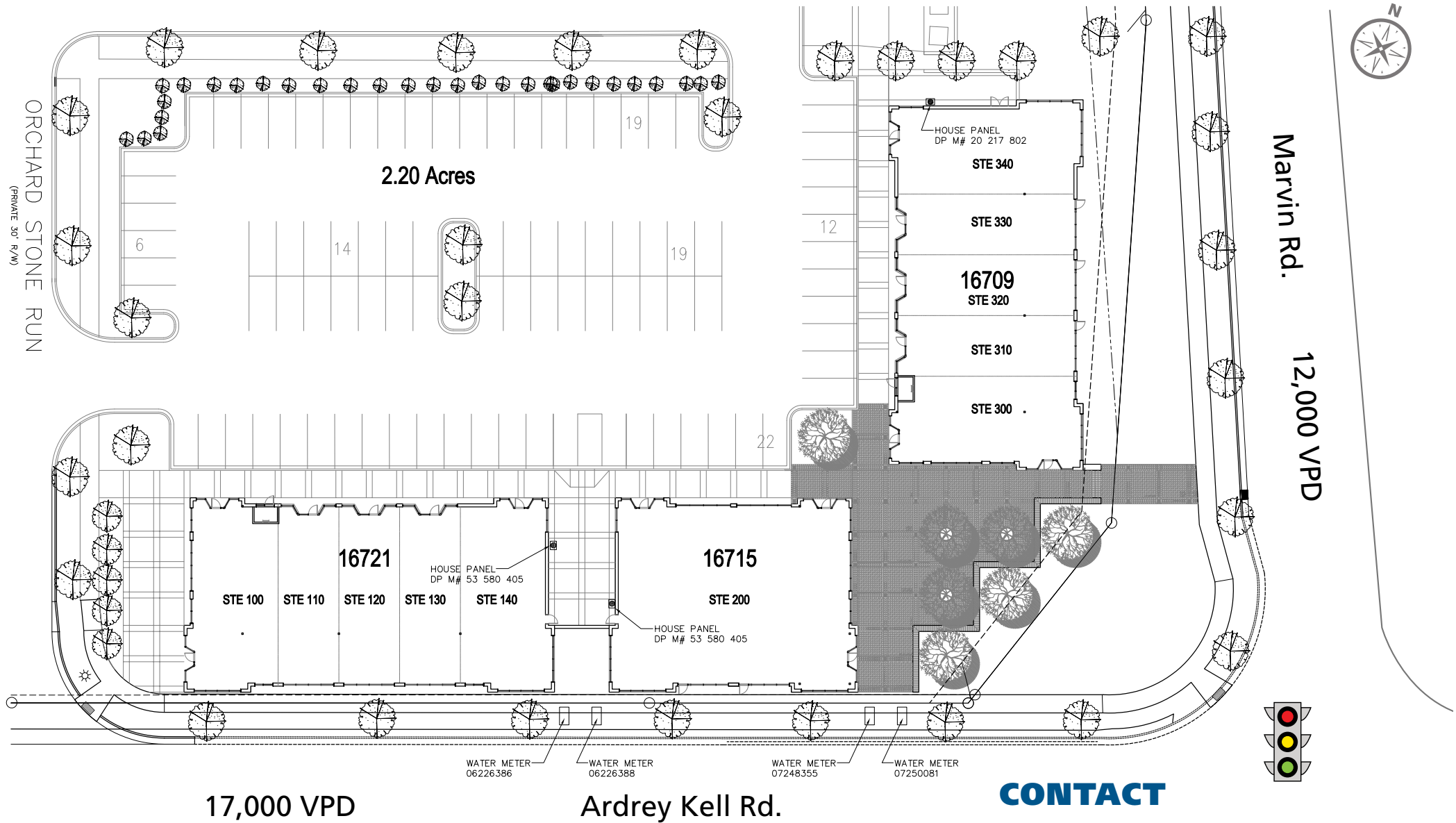


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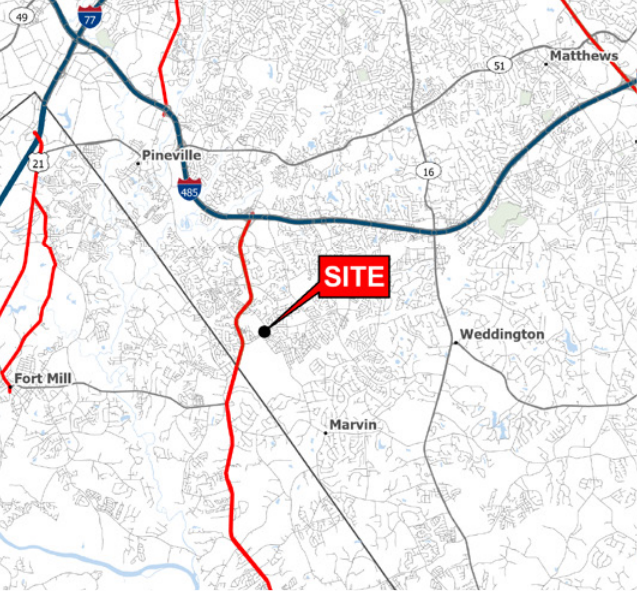
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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100-110	Lorenzo's Restaurant & Scoop Ice Cream	3,000 SF	300	Tous le Jours	1,800 SF
120	9 Round	1,200 SF	310	Kidcreate Studio	1,200 SF
130-140	ISI Elite Training	3,113 SF	320	Salon Salon	1,200 SF
200	The Clubhouse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

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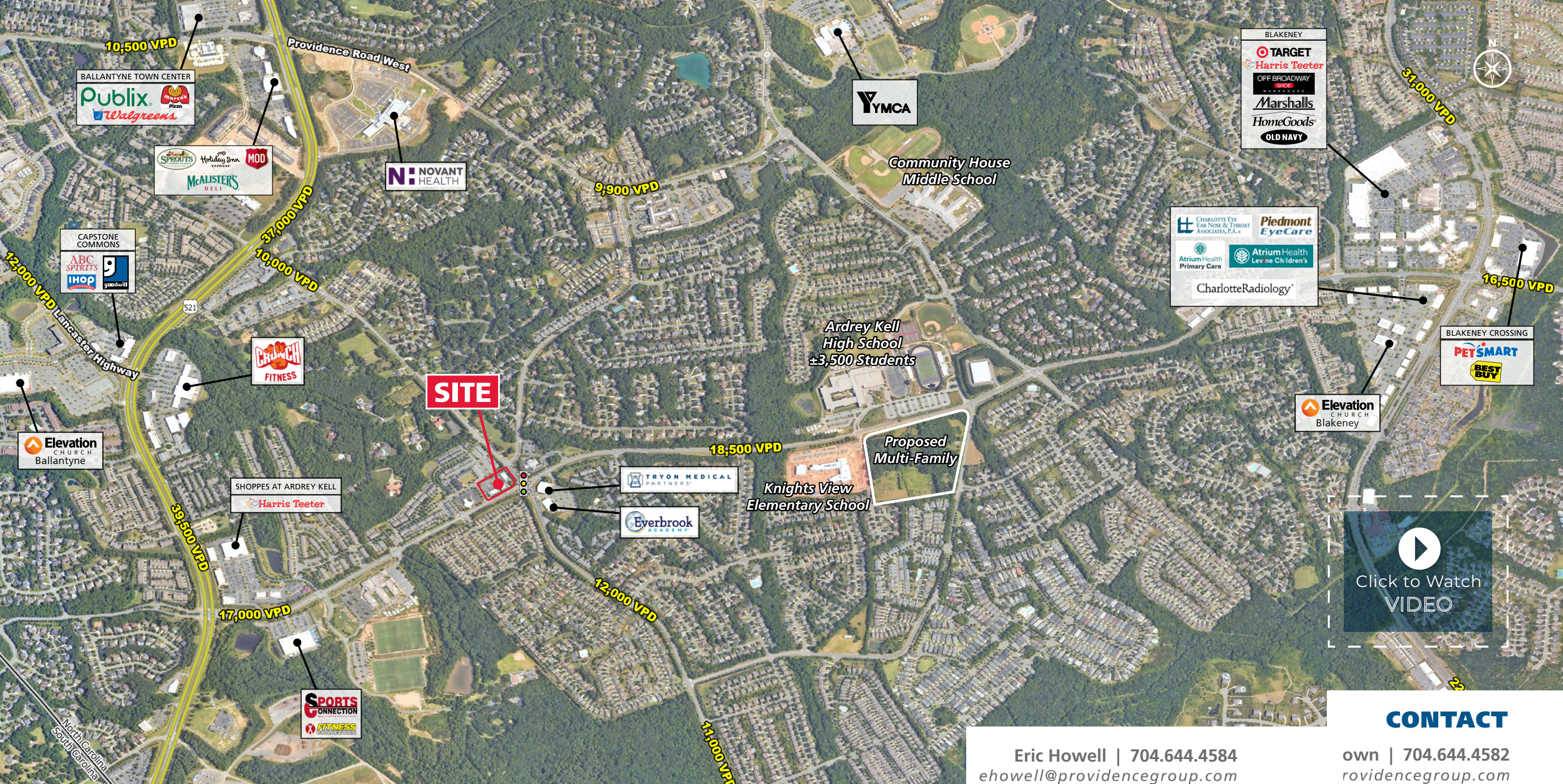
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ARDREY KELL RD & MARVIN RD.
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