



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

# INDIAN TRAIL PARCELS AVAILABLE FOR LEASE

Hwy 74 & Allen Rd.  
Indian Trail, NC 28079



CLICK HERE FOR VIDEO

## CONTACT

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[www.PROVIDENCEGROUP.com](http://www.PROVIDENCEGROUP.com)







Biscuitville



Waffle House



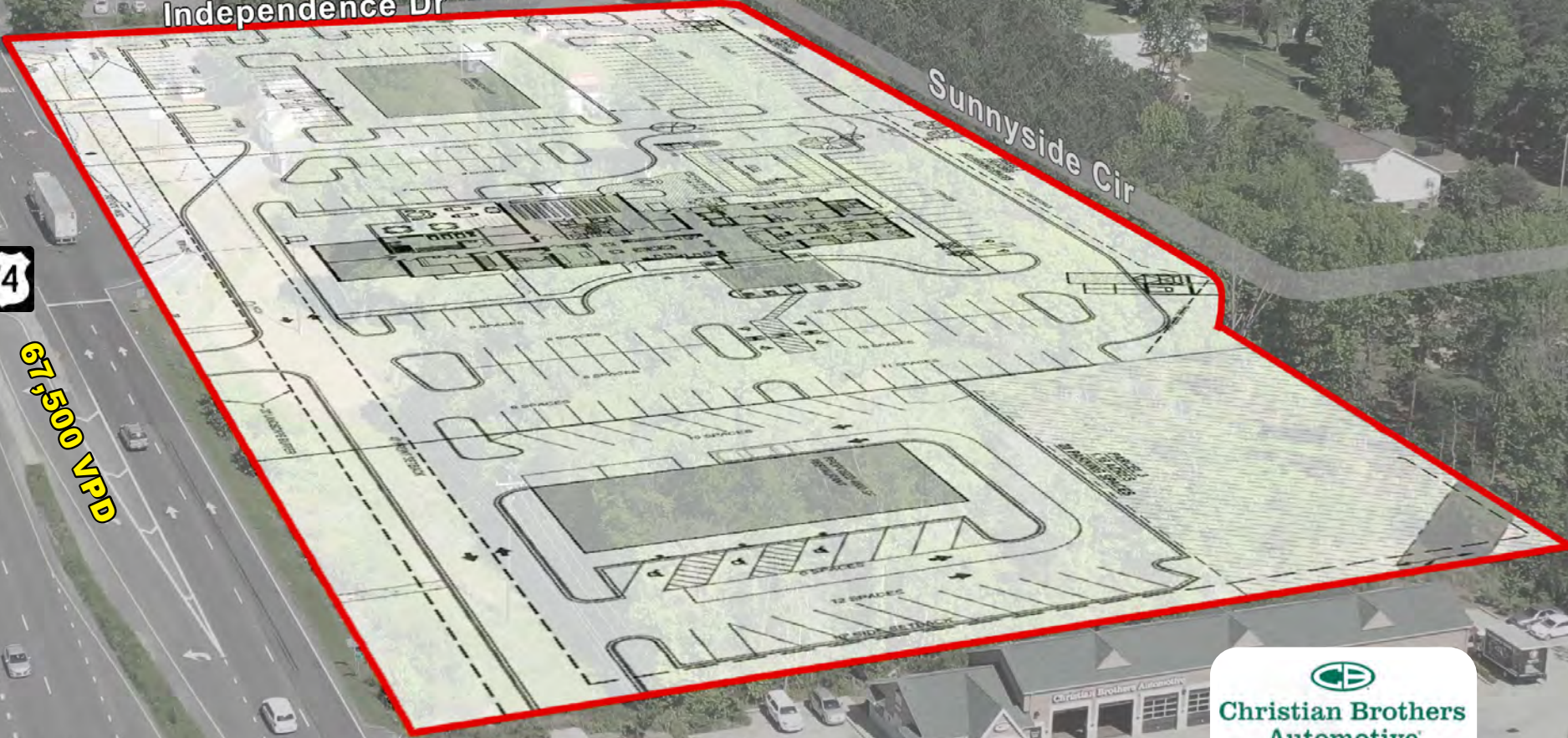
Independence Blvd



67,500 VPD

Independence Dr

Sunnyside Cir



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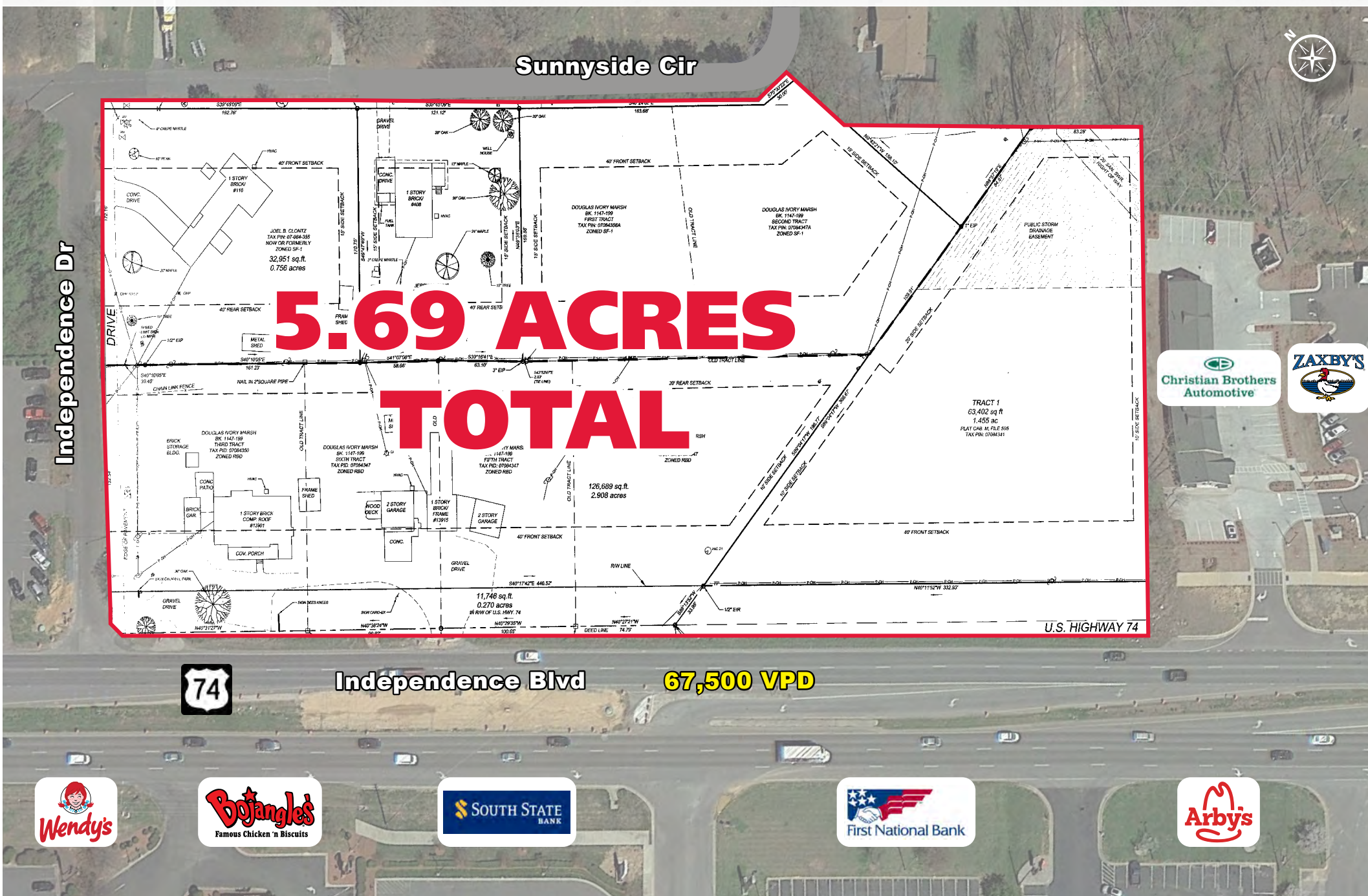


- **ASKING PRICE:** Call for details
- **ACERAGE:** 5.69 Acres
- **ZONING:** RBD, GBD, SF
- **FRONTAGE:** ± 757 FT along Hwy 74

The subject property consists of (5) separate parcels totaling  $\pm 757'$  of frontage on Hwy. 74. A portion of the property is undeveloped and the remainder consists of several small buildings. The site will have shared ingress and egress to Hwy. 74 along with a cross access drive across the front of the parcels. NC DOT has recently created a superstreet along Hwy. 74 and plans to keep in place the current two left turns directly in front of the property. With other major intersections significantly reworked, the subject site will offer even better ingress/egress than other area sites.

DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
Population	3,046	40,787	115,109
Average HH Income	\$82,361	\$93,877	\$106,512
Median HH Income	\$72,681	\$81,673	\$90,816
Business Establishments	504	2,121	4,867
Daytime Employment	4,420	17,798	42,285

Hwy 74 & Allen Rd. | Indian Trail, NC 28079







Monroe

Flagstone at  
Indian Trail Apartments

Office Complex

Par 3 Golf Course

Unionville-Indian Trail Rd

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**LOOKING SOUTHEAST**





Uptown Charlotte

Matthews



Hwy 74 Bypass (now Open)

Waxhaw-Indian Trail Rd

Biscuitville

COOK-OUT

WAFFLE HOUSE



LOOKING NORTHWEST



Independence Dr.



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SITE



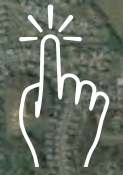


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**HWY 74 & ALLEN RD**  
INDIAN TRAIL, NORTH CAROLINA





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