

NEW FOOD LION ANCHORED SHOPPING CENTER - TROUTMAN, NC

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC 28166



CONTACT

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WWW.PROVIDENCEGROUP.COM

**FOR SALE
OR LEASE** **PROUD PARTNER
XTEAM
RETAIL ADVISORS**

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PROPERTY / LEASING INFORMATION

- 16,800 SF Shop Space
- Rates: Please call
- 7 Outparcels (.79 - 1.22 acres)
- Rates/Pricing: Please call

PROPERTY HIGHLIGHTS

- New 35,500 SF Food Lion to open in 2024
- Shop space delivering in 1st Qtr '24
- Signalized access at Crosstie Ln
- 800+ residential lots approved behind the center
- 1/2 mile from I-77

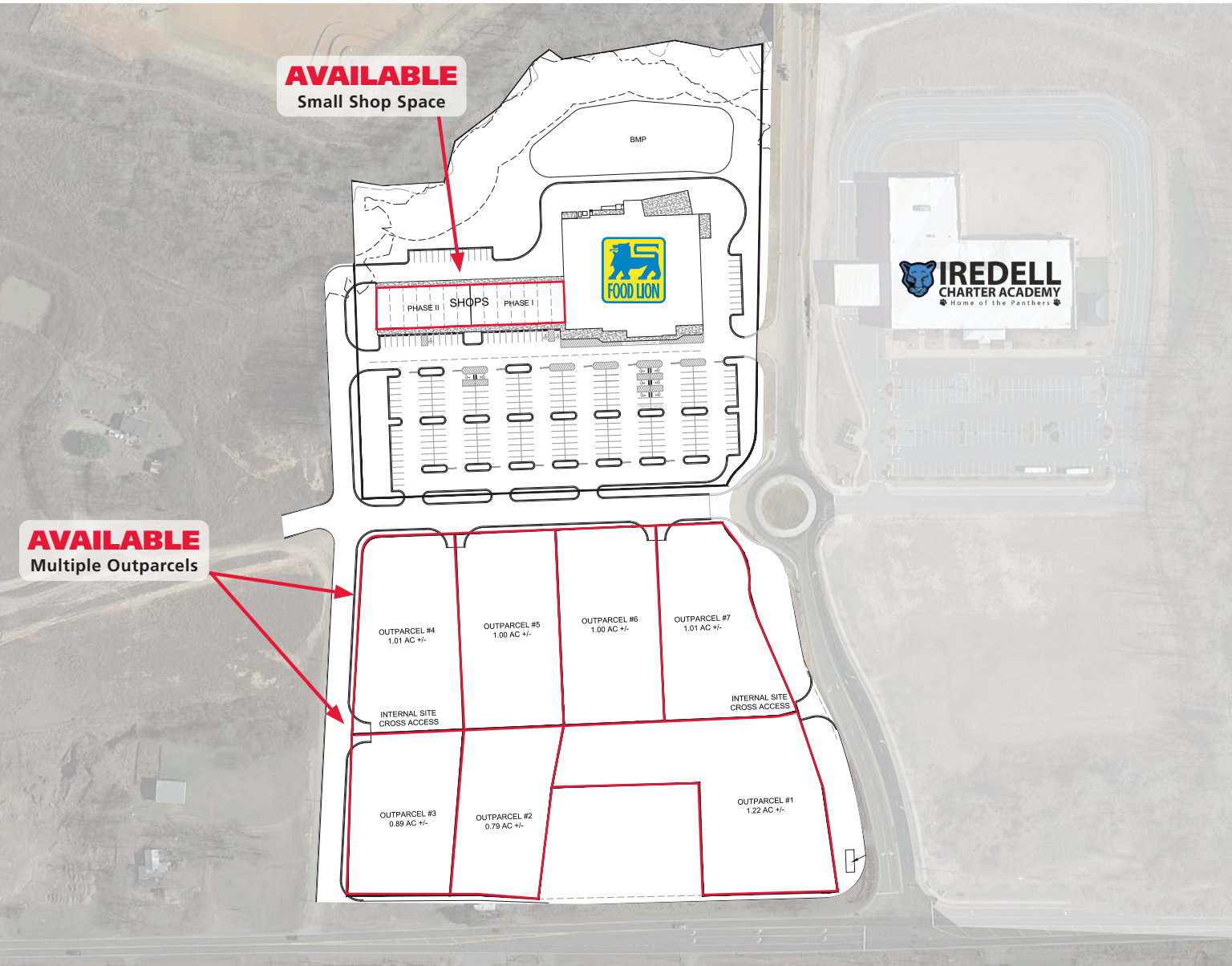
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NEARBY TENANTS



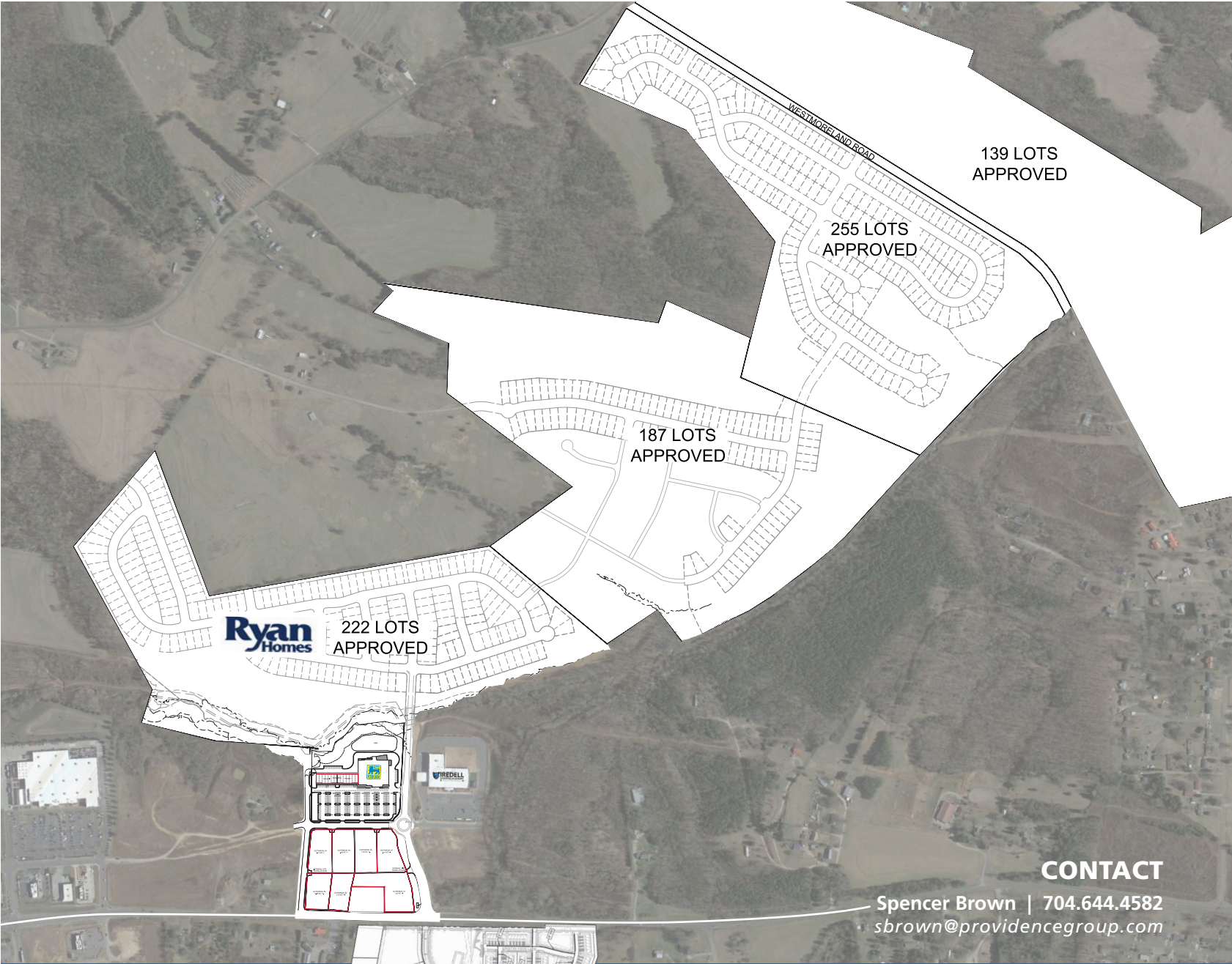
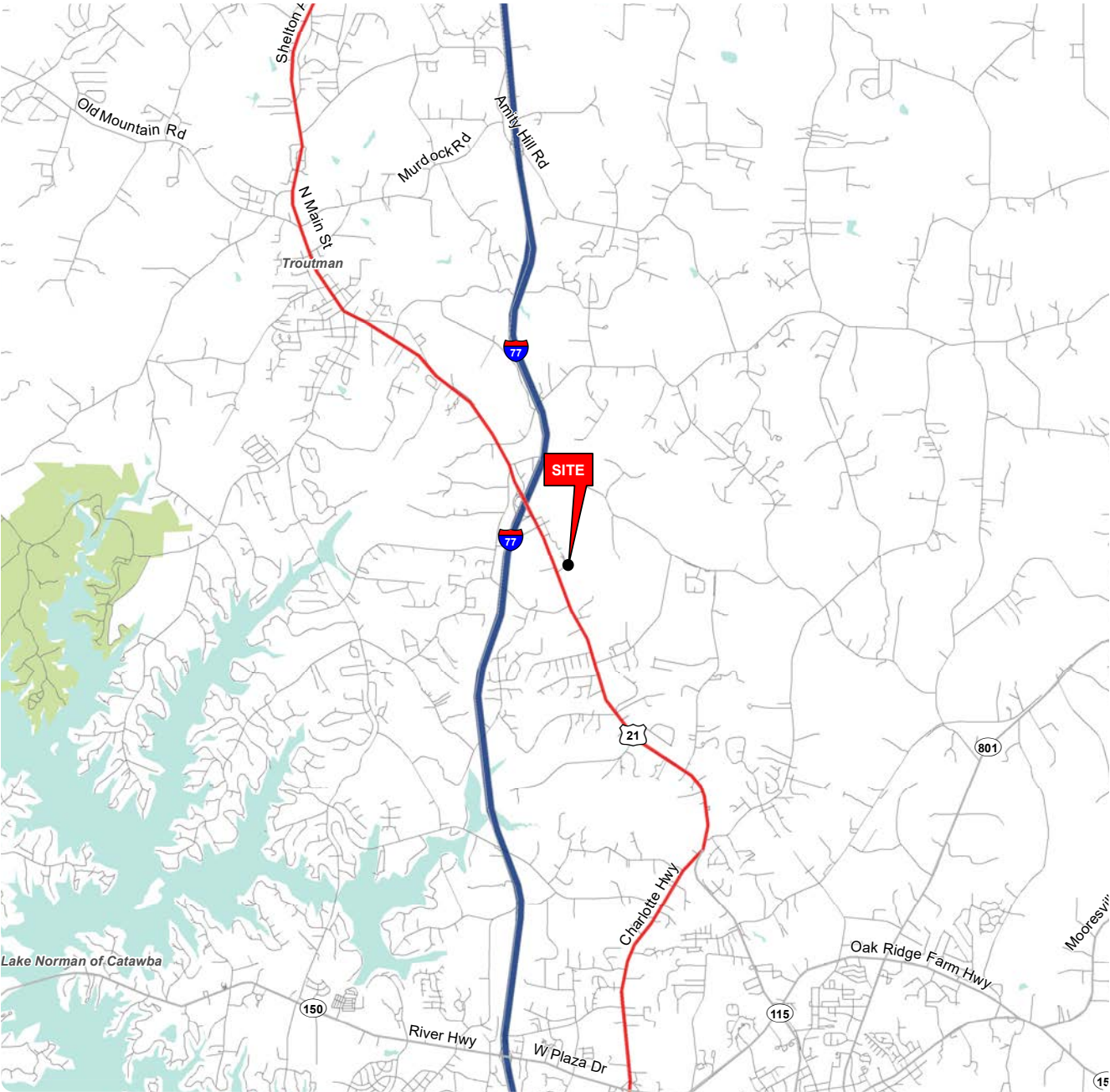
DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	427	11,225	31,758
AVERAGE HH INCOME	\$58,968	\$84,464	\$90,988
MEDIAN HH INCOME	\$58,856	\$75,352	\$77,627
BUSINESS ESTABLISHMENTS	35	235	1,468
DAYTIME EMPLOYMENT	251	4,033	17,366



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