



JACOB'S CROSSING

1127 CHARLOTTE HIGHWAY
TROUTMAN, NC | 28166

**SHOP SPACE &
OUTPARCELS AVAILABLE**

CALL FOR DETAILS

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PARTNER **XTEAM**



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VIDEO



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LEASING INFORMATION

- Up to 5,005 SF Space Available
- Rates: Please call
- Four Outparcels Available (1 - 1.7 acres)

PROPERTY HIGHLIGHTS

- New 35,500 SF Food Lion - NOW OPEN!
- Shop space delivering in 1st Qtr 2026
- Signalized access at Crosstie Ln
- Within one mile of the site there are 1,250+ under construction/ recently completed residential units, and another 700+ in planning
- 1.7 million SF industrial development planned nearby
- 1/2 mile from I-77



DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	1,664	13,065	36,194
AVERAGE HH INCOME	\$91,560	\$122,250	\$120,064
MEDIAN HH INCOME	\$74,041	\$92,858	\$91,206
BUSINESS ESTABLISHMENTS	40	250	1,552
DAYTIME EMPLOYMENT	366	4,785	17,207

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Available Shop Space

Available Outparcels



57,500 VPD



LOWE'S

SMALL SHOP SPACE AVAILABLE

**Weather's Creek
222 Single-Family
Homes**

1,200 SF

Home Improvement Ln

OP3
+/- 1.0 AC
(under contract)

OP4
+/- 1.04 AC

OP5
+/- 0.97 AC

OP6
+/- 1.08 AC

16,000 VPD

Charlotte Hwy

Crosstie Ln



**Ryan Homes
76 Single-Family Units
165 Townhomes
(Under Construction)**

W Crosstie Ln

**Dewitt-Weather's Creek
458 Apartments Approved
(Construction Begins - 25')**

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