THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

JACOB'S CROSSING

1127 CHARLOTTE HIGHWAY
TROUTMAN, NC | 28166

SHOP SPACE & OUTPARCELS AVAILABLE



CALL FOR DETAILS

Spencer Brown
704.644.4582
sbrown@providencegroup.com

Brianna McClough
980.701.0034
bmcclough@providencegroup.com

PARTNER XTEAM

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LEASING INFORMATION

- 1,200 - 4,959 SF Available
- Rates: Please Call
- Three Outparcels Available
- Outparcel Building: 1,600 SF End Cap Space Available

PROPERTY HIGHLIGHTS

- Food Lion - NOW OPEN!
- Join: Allegacy Bank, Heartland Dental, Jersry Mike's, Pizza Hut, WingStop, Great Clips, Mavis, Azuma Japanese Restaurant, and Eagle Nails
- Signalized access at Crosstie Ln
- Within one mile of the site there are 1,250+ under construction/ recently completed residential units, and another 1,000+ in planning
- 1.7 million SF industrial development planned nearby
- 1/2 mile from I-77

NEARBY TENANTS

LOWE'S · TACO BELL · DUNKIN' DONUTS · PILOT TRAVEL CENTERS · WENDY'S · MCDONALD'S · SHEETZ · BOJANGLES' FAMOUS CHICKEN 'N BISCUITS · ARBY'S · AUTOZONE

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
POPULATION	1,689	13,867	38,155
AVERAGE HH INCOME	$103,155	$129,550	$123,798
MEDIAN HH INCOME	$85,915	$97,465	$95,399
BUSINESS ESTABLISHMENTS	42	268	1,614
DAYTIME EMPLOYMENT	393	4,881	17,482

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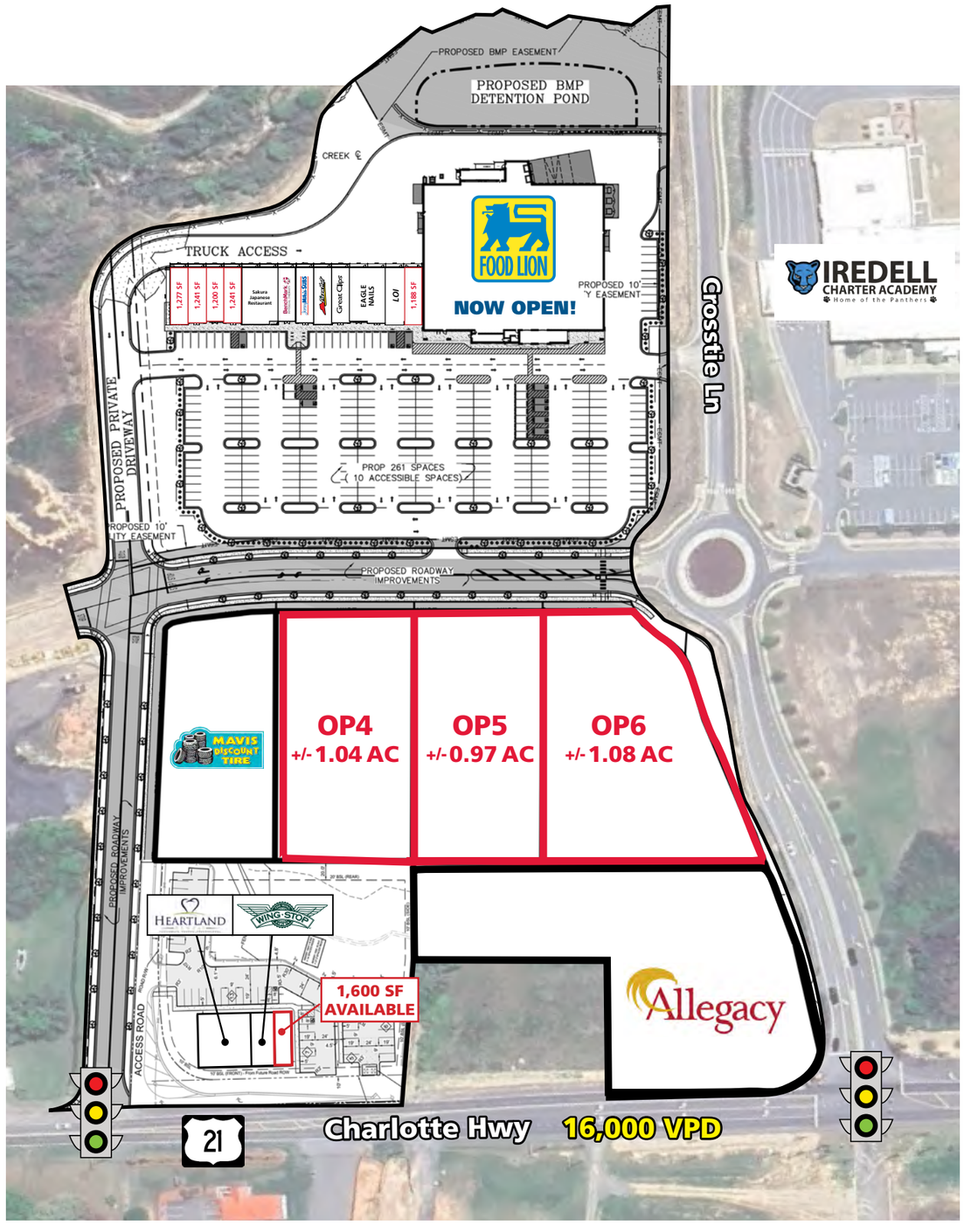
XTEAM RETAIL ADVISORS



Available Shop Space



Available Outparcels

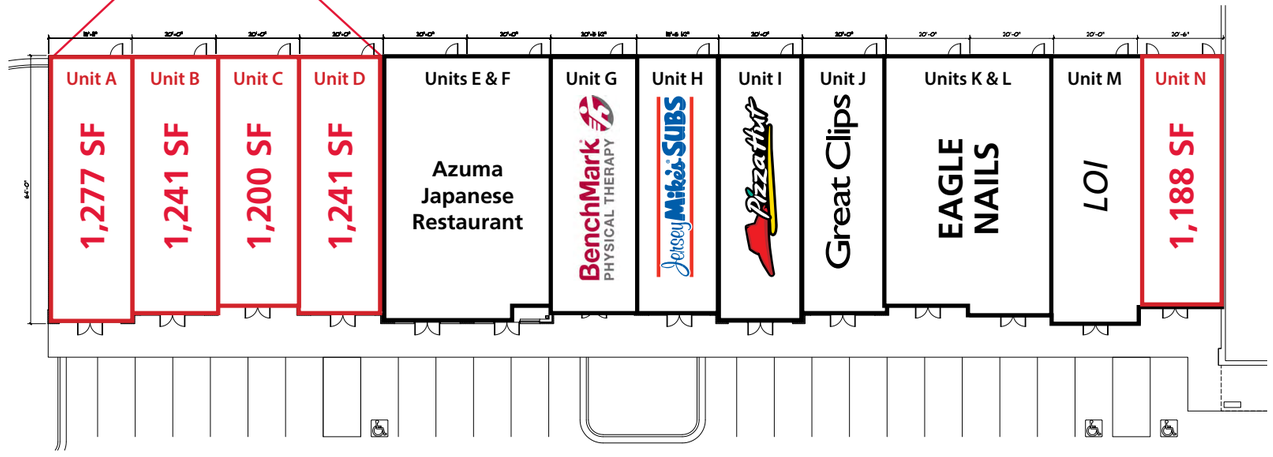


SMALL SHOP SPACE AVAILABLE

Can be combined for up to 4,959 SF

OUTPARCELS AVAILABLE

- OP4 +/- 1.04 AC
- OP5 +/- 0.97 AC
- OP6 +/- 1.08 AC



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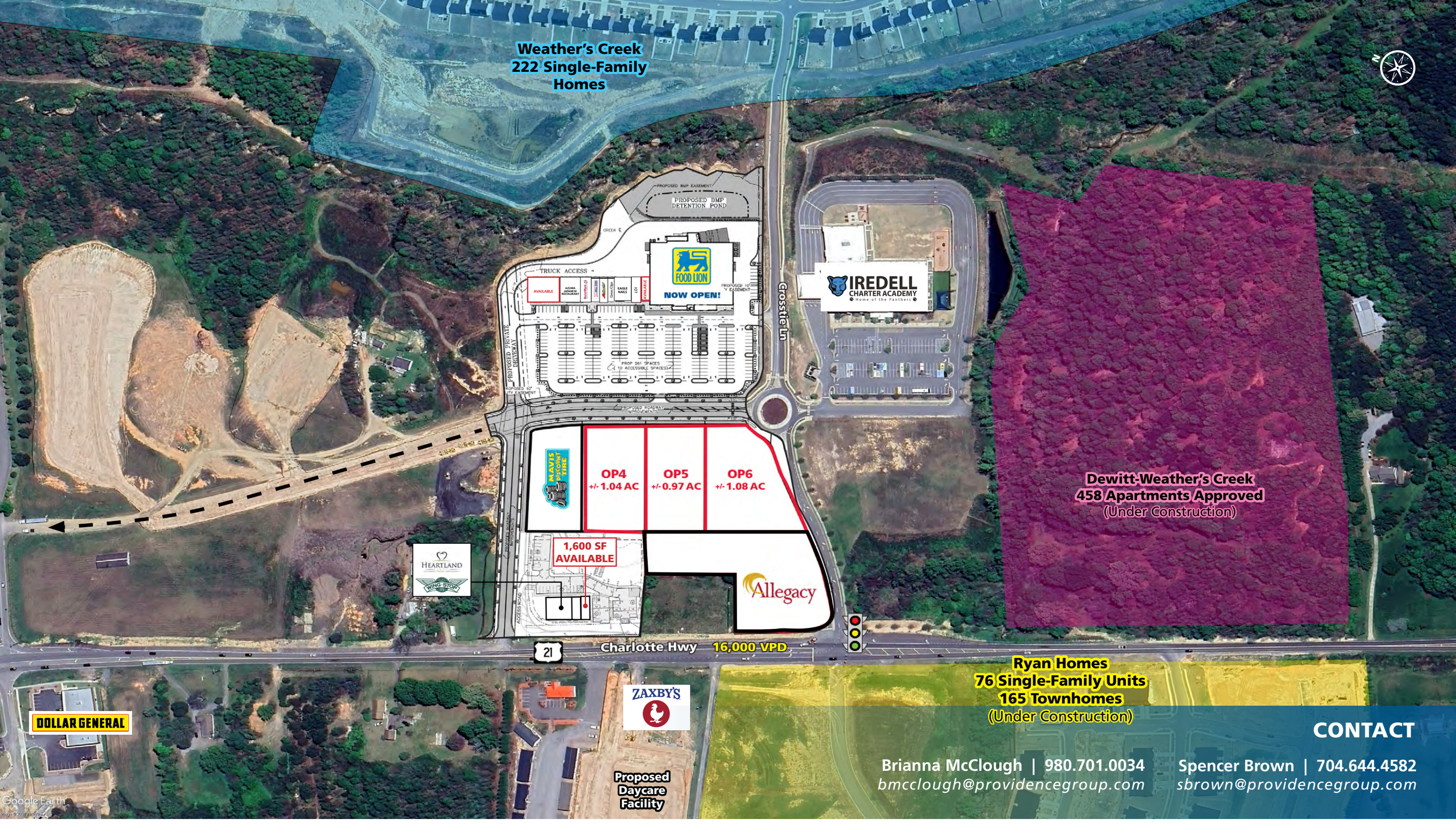
300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.com

AVAILABLE
FOR LEASE

PROUD PARTNER
XTEAM RETAIL ADVISORS



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Click to Watch VIDEO

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