

# OUTPARCELS FOR LEASE OR BUILD-TO-SUIT THE VILLAGES AT SHERRILLS FORD

NC-150 | SHERRILLS FORD, NC | 28673





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## LOCATION OVERVIEW

Signalized outparcel available for lease or build-to-suit on NC-150 at Slanting Bridge Road. The property is located at the primary intersection of The Village at Sherrills Ford across the street from a new Publix anchored shopping center. Located 30 miles north of Charlotte, Sherrills Ford is at the heart of the Lake Norman area. The lake market is characterized by its residential growth and upscale lakefront communities. Lake Norman is one of the most desirable areas in the Charlotte MSA.

## PROPERTY HIGHLIGHTS

- Last signalized site available at The Village at Sherrills Ford
- More than 7,400 residential units and 1.1M square feet of commercial space approved in the sub-market
- 2.19 acre signalized outparcel available and can be subdivided
- Ground lease, Built-to-Suit and end caps space available
- Most uses can be accommodated

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	1,242	7,532	29,332
AVERAGE HH INCOME	\$121,394	\$137,259	\$146,796
MEDIAN HH INCOME	\$86,104	\$93,705	\$105,254
POP GROWTH (2010-2020)	10.4%	13.8%	20.8%



## CONTACT

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# OUTPARCELS FOR LEASE OR BUILD-TO-SUIT THE VILLAGES AT SHERRILLS FORD

NC-150 | SHERRILLS FORD, NC | 28673



LAKE'S EDGE CARWASH



Publix



Proposed Shops

AVAILABLE  
2.19 Acres  
(will subdivide)



Boss Hog BBQ





# OUTPARCELS FOR LEASE OR BUILD-TO-SUIT THE VILLAGES AT SHERRILLS FORD

NC-150 | SHERRILLS FORD, NC | 28673



**SITE**  
Proposed Shops



LAKE'S EDGE CARWASH





# RETAIL & COMMERCIAL DEVELOPMENT FOR LEASE OR BUILD-TO-SUIT

NC-150 AT SHERRILLS FORD RD | SHERRILLS FORD, NC 28673

Lake  
Norman



9,200 VPD

7,500 VPD

13,000 VPD

NC Hwy 150

16,000 VPD

NC Hwy 150



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