

**HIGHLIGHTS**

Strong corner located within a master planned development of Sherrills Ford, a bedroom community on Lake Norman, North Carolina’s largest man made lake. Excellent visibility along Highway 150 and Slanting Bridge Road. Great for medical, office, and retail on a 2.19 acre square parcel.

**OVERVIEW**

Sherrills Ford is an upscale, rapidly-growing area located 30 miles north of downtown Charlotte along the shores of Lake Norman. NCDOT road widening project includes a new signalized intersection slated for ~2030. More than 7,000 new residential units have been proposed for development with homebuilders like D.R. Horton, Taylor Morrison, Stanley Martin, and many others already selling homes. Over 1.1 million square feet of commercial development is slated for construction over the next 5 years.

**PRIMARY MARKET**

This site is surrounded by high-end golf and lakeside communities. A new Publix opened across Highway 150 in early 2018 with additional new developments coming to market including Petsense, Jersey Mikes, Heartland Dental, Dunkin Donuts, Starbucks, and more. The community offers boat enthusiasts an unparalleled marine experience in a quiet neighborhood but inclusive of all the amenities of the Charlotte metropolitan area.

**2021 SUMMARY**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	890	8,002	32,355
Average Household Income	\$85,856	\$87,807	\$98,137



**TRAFFIC COUNTS**

Highway 150  
Slanting Bridge Road  
Sherrills Ford Road

**VEHICLES PER DAY**

15,500  
9,300  
6,200

SHERRILLS FORD OUTPARCEL | NC HWY. 150 AND SLANTING BRIDGE RD., SHERRILLS FORD, NC | **SITE**



SHERRILLS FORD OUTPARCEL | NC HWY. 150 AND SLANTING BRIDGE RD., SHERRILLS FORD, NC | **AERIAL**

