

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

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



TRAFFIC COUNTS

Highway 150 15.500 9,300 Slanting Bridge Road Sherrills Ford Road 6,200

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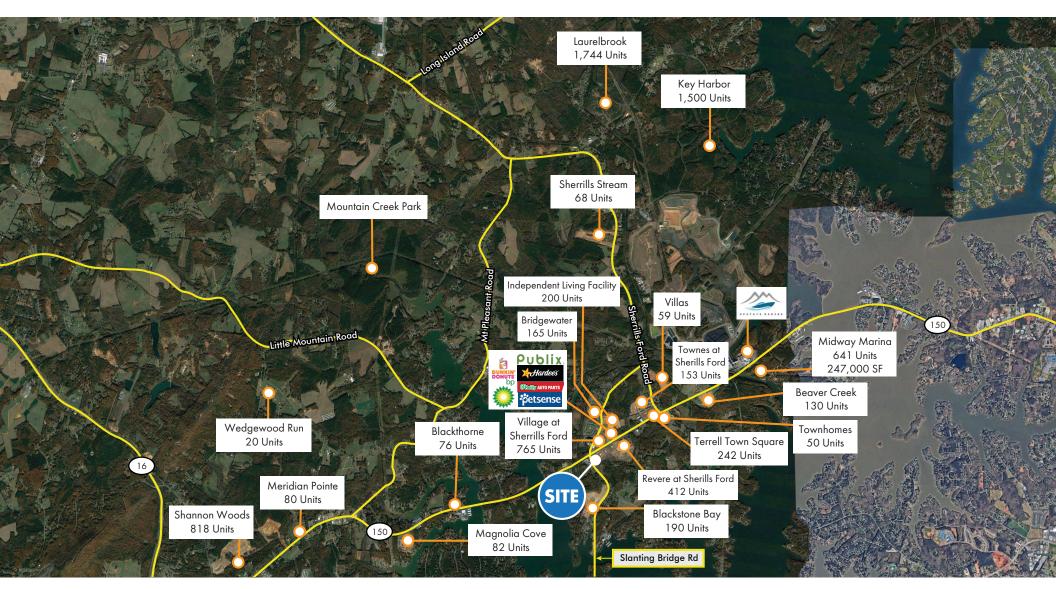
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SHERRILLS FORD OUTPARCEL | NC HWY. 150 AND SLANTING BRIDGE RD., SHERRILLS FORD, NC | **AERIAL**



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