

HUNTER'S CROSSING

HIGHWAY 521 & LANCASTER HIGHWAY, CHARLOTTE, NC

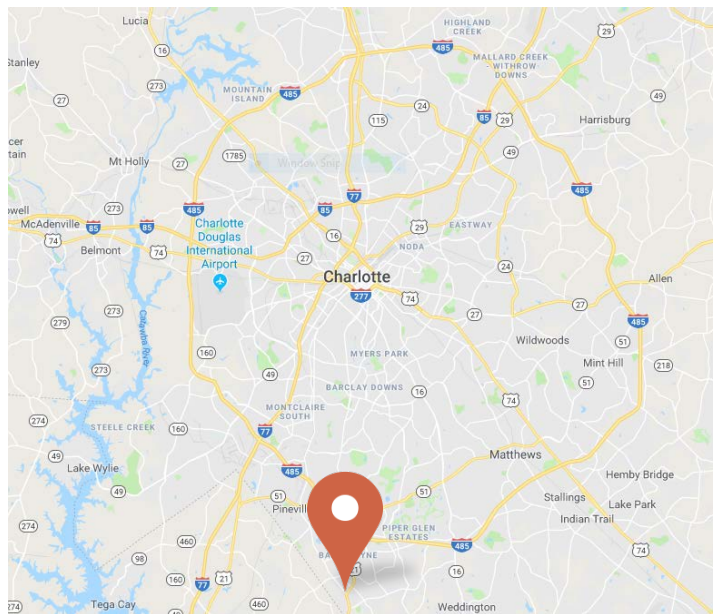
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ANCHOR BACKFILL OPPORTUNITY AVAILABLE

PROPERTY FEATURES

- 2nd Generation restaurant space available
- 1,027 – 2,395 SF of retail space available
- Located in South Charlotte at the intersection of Highway 521 (Johnston Road) and Lancaster Highway
- GLA is approximately 93,887 SF
- Outparcel retailers include CVS Pharmacy and Wendy's
- A strong tenant mix provides customers with restaurants, service providers and retail shops



For more information, please contact:

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Vice President / Broker

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BUILDING 16045		
UNIT	TENANT	SF
A	URBAN FARMHOUSE FURNITURE	21,739
B	CRUNCH FITNESS	29,356

BUILDING 16041		
UNIT	TENANT	SF
A	SHERWIN-WILLIAMS	4,016
E	AVAILABLE	2,395
F	CK NAILS	1,200
G	KRITICAL NUTRITION	1,213

BUILDING 16049		
UNIT	TENANT	SF
H	GREAT CLIPS	1,230
I	DENTALCHOICE	2,428
J	PAPA JOHN'S PIZZA	1,138
L	AVAILABLE	1,782
N	AMAZING WOK	1,752

BUILDING 16131		
UNIT	TENANT	SF
100	DUNKIN/BASKIN ROBBINS	2,270
110	AVAILABLE	1,313
120	EXPERIMAC	1,245
130	SERENITY SALON	1,269
140	SUPER KICKS KARATE	2,510
150	STAFFMASTERS	1,269
160	AVAILABLE	1,027
170	EYE CARE CENTER	2,417

BUILDING 16139		
UNIT	TENANT	SF
100	BALLANTYNE VET HOSPITAL	3,357
110	NOVANT MEDICAL GROUP	1,482
120	NOVANT MEDICAL GROUP	2,502
130	NOVANT MEDICAL GROUP	1,268
140	BENCHMARK PHYSICAL THERAPY	1,244
150	LA AUTENTICA MEXICAN	3,537

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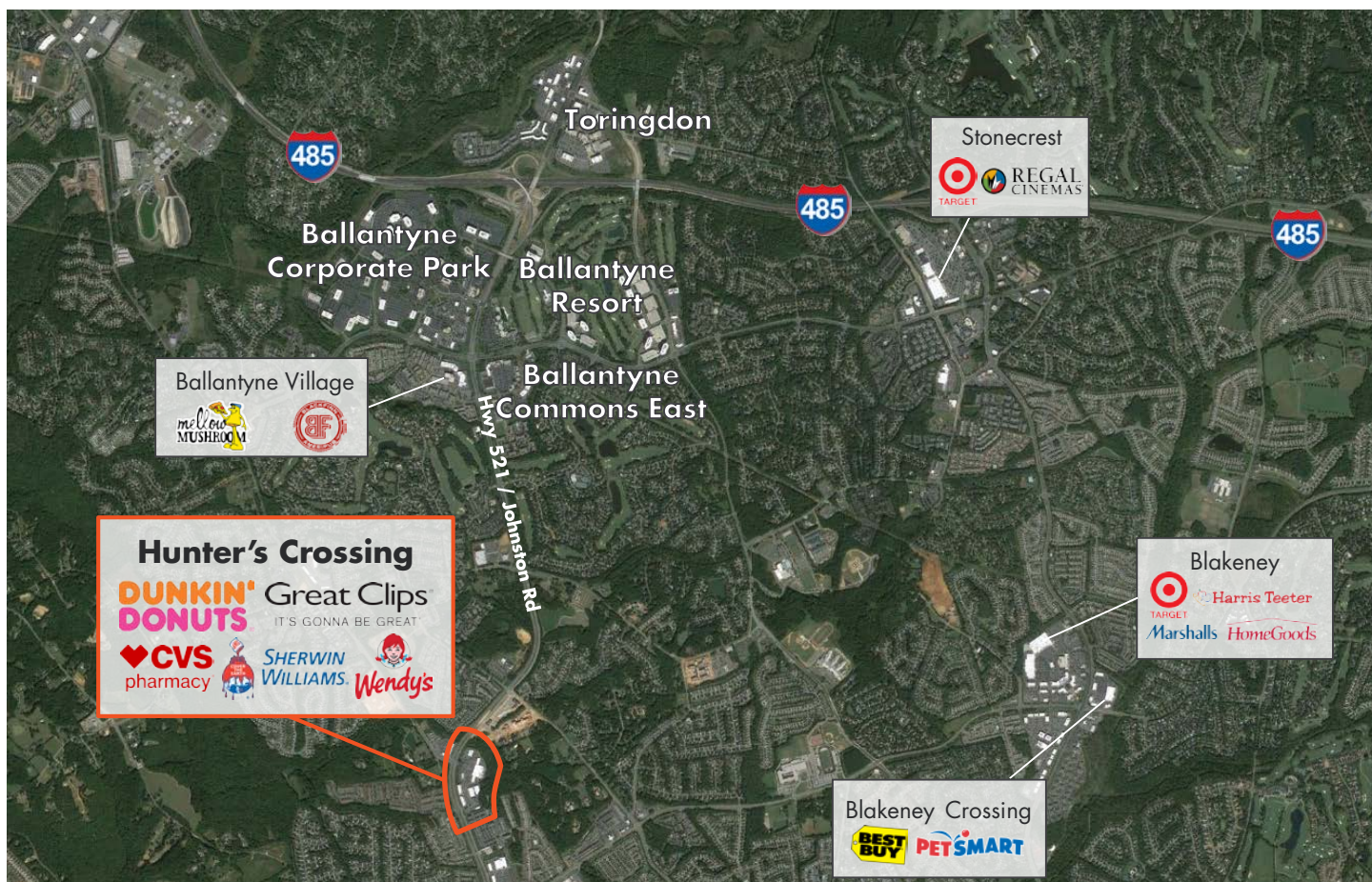
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,993	62,859	146,560
2023 PROJECTED POP.	13,236	70,050	163,021
TOTAL HOUSEHOLDS	4,641	23,791	56,169
AVG. HH INCOME	\$137,321	\$142,550	\$134,511
DAYTIME EMPLOYEES	2,619	31,930	61,038
TRAFFIC COUNTS:			
HIGHWAY 521 (S. OF OLD LANCASTER HWY)	49,000 VPD		
HIGHWAY 521 (N. OF OLD LANCASTER HWY)	45,000 VPD		
OLD LANCASTER HWY	18,000 VPD		



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