



Building
D

15025 Lancaster Highway
Charlotte, NC 28277


ARDOR COMMERCIAL
ADVISORS, LLC

EXCLUSIVELY MARKETED & LISTED BY:



JIM PRYOR

Partner

704.620.8745

Jim@ArdorCRE.com



ARDOR COMMERCIAL
— ADVISORS, LLC —

704.912.4020

ArdorCRE.com

PROPERTY SUMMARY

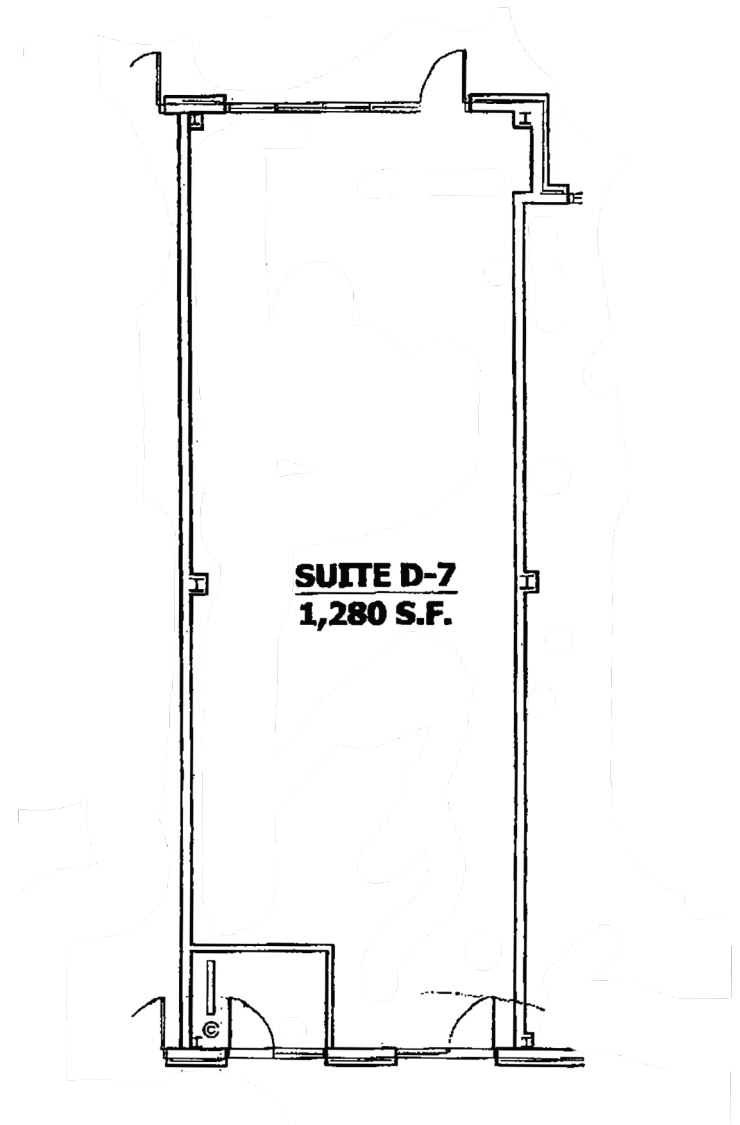
Old Lancaster Town Center is located at Old Lancaster Highway and Providence Road West in the Ballantyne area. This sublet space would make a great location for a coffee or tea business, frozen dessert user, a mailbox/print, or copy center retail or personal services tenant. The location has national businesses such as Chesterbrook Daycare, Aquatots, Martial Arts, and a new medical facility. The high traffic count, entrances on two roads, and high visibility make this location a great choice.

OFFERING SUMMARY

ZONING	NS
AVAILABLE SQUARE FEET	1,280 SF
LEASE RATE	\$26.60/SF/ MONTH NNN
LOT SIZE	1.70 ACRES
BUILDING SIZE	12,138 SF

PROPERTY HIGHLIGHTS

High Traffic Count



Garretts Antiques & Indian Shop

Olde Lancaster Town Center | 78100 SF

Publix Super Market at Ballantyne Town Center

City Barbeque and Catering

Tabla Indian Restaurant - NC

BALLANTYNE WEST

MOD Pizza

NORTH CAROLINA SOUTH CAROLINA

Legacy 521 Apartments

Stanley Martin Homes at The Traditions at...

Brightmore of South Charlotte

Element Ballantyne

Hunters Crossing | 94k SF

Logos for: CRUNCH, Wendy's, SHERWIN WILLIAMS, Great Clips for hair, Harris Teeter, PAPA JOHN'S

Wendy's

La Victoria Mexican

Clems Branch

The Shoppes at Ardrey Kell 82119 SF

Logos for: Harris Teeter, T-Mobile, Domino's Pizza, DOBA, THE JOINT, WELLS FARGO

The Estate Ballantyne Apartment

Tryon Medical Partners Ballantyne

Harrisburg Rd

Harrisburg Rd

NORTH CAROLINA SOUTH CAROLINA

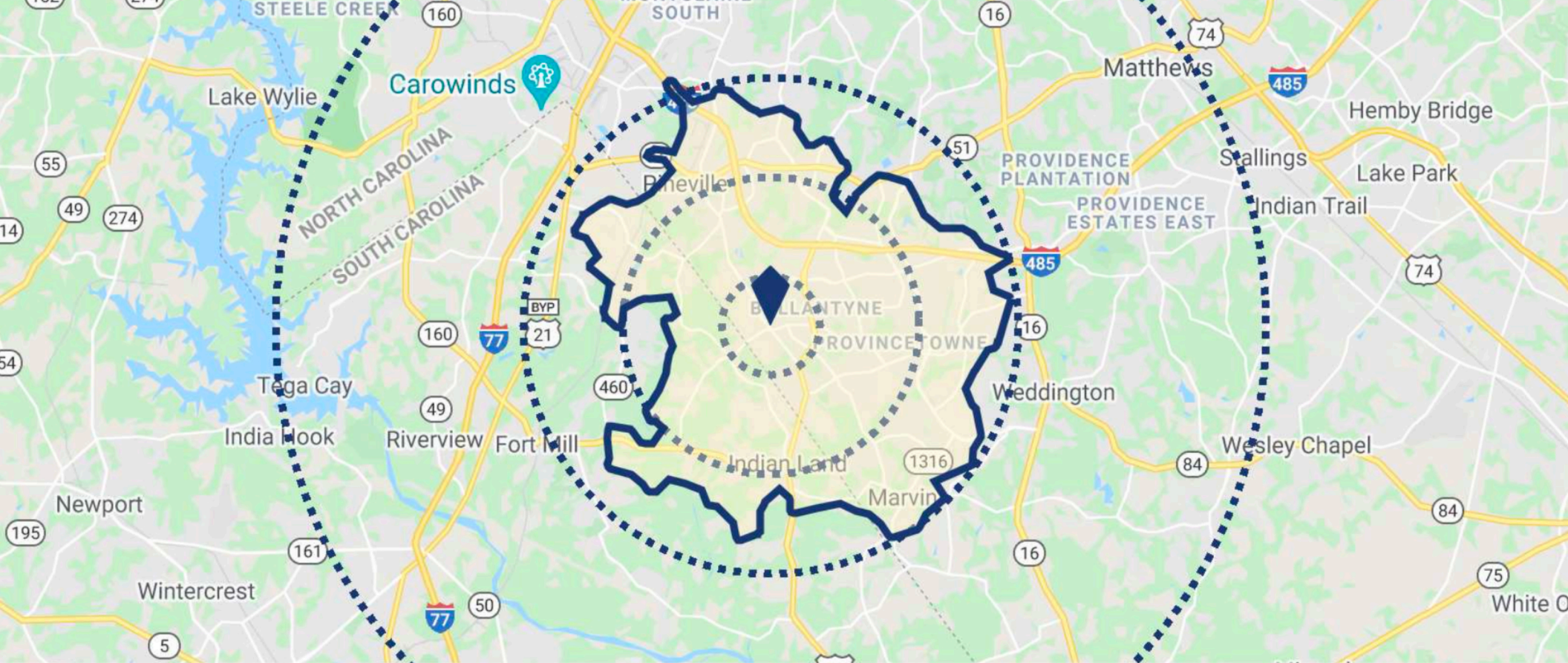
Ardrey Kell Rd

Big View Diner

Ardrey Kell Rd

Marvin Rd

NORTH CAROLINA SOUTH CAROLINA



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,374	70,569	158,678
Median Age	37.0	37.0	38.0

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,257	27,600	61,363
Average HH Income	\$153,553	\$130,298	\$130,862
Median House Value	\$362,260	\$330,358	\$345,334

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