

STICKLEY BUILDING

7215 Smith Corners Blvd | Charlotte, NC 28269

FOR SALE/LEASE

36,735 SF



CONTACT

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XTEAM
RETAIL ADVISORS

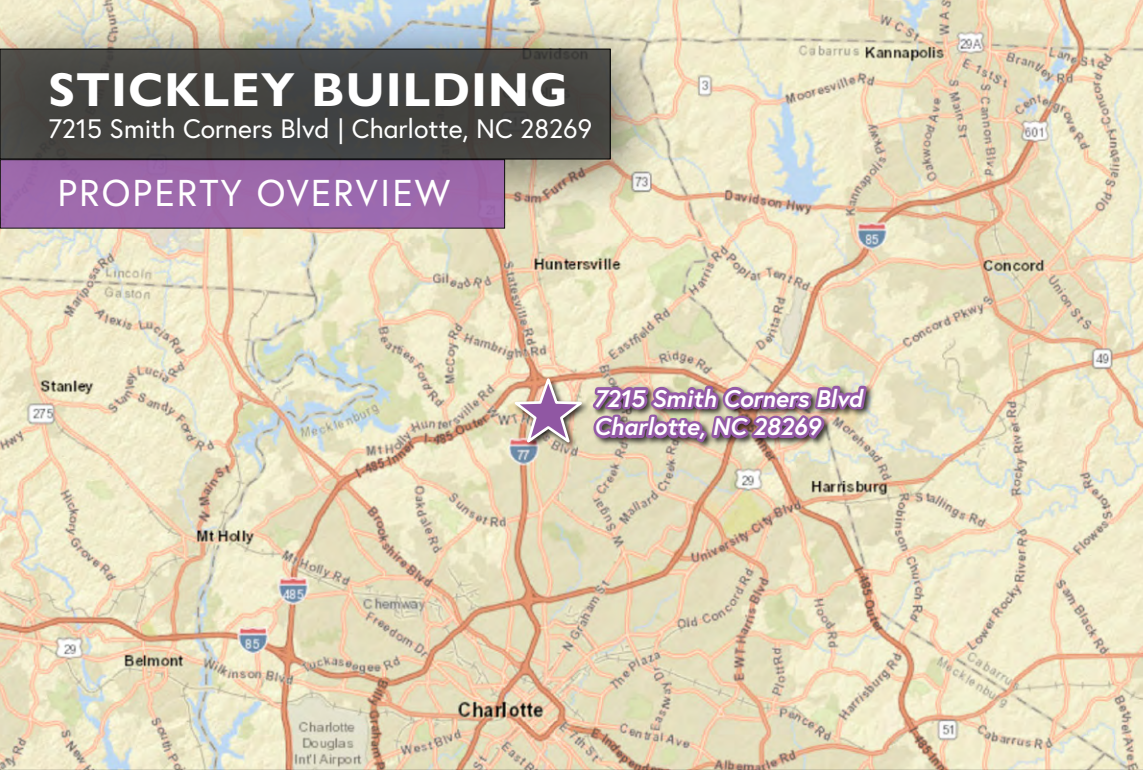


THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

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PROPERTY OVERVIEW



PROPERTY DETAILS

- 36,735 SF For Sale/For Lease - Confidentially Available
- Super regional location w/ excellent visibility on I-77 just off of I-485
- Located across I-77 from Northlake Mall
- Great access points with several directly off both W.T. Harris Blvd. & Statesville Ave./Hwy 115
- Heavy office retail and daytime population with strong residential growth
- Co-tenants include: Haverty's, Staples, La-Z-Boy, Northern Tool & Equipment, and Golf Galaxy
- Great investment opportunity or owner occupy, priced well below replacement value
- Strong Traffic Counts; I-77: 86,000 VPD | Harris Blvd; 42,160 VPD

MARKET DETAILS

"The Charlotte area's population is projected to grow by 21% between 2010 and 2030" (University of North Carolina Population Center), and Northlake Trade Area is expanding alongside.

Northlake's retail concentration is surrounded by explosive residential growth (47% within 3 miles between 2010-2024) and is a growing market of young families and professionals. The Stickley building is just 10 miles from Uptown Charlotte and a short drive to the affluent areas of Lake Norman, Huntersville, Mooresville, Davidson & Cornelius.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,875	44,593	142,840
HOUSEHOLDS	1,890	17,501	54,674
AVG. HH INCOME	\$78,946	\$81,264	\$84,312
DAYTIME POP	672	1,666	4,274
BUSINESSES	15,391	53,611	132,588

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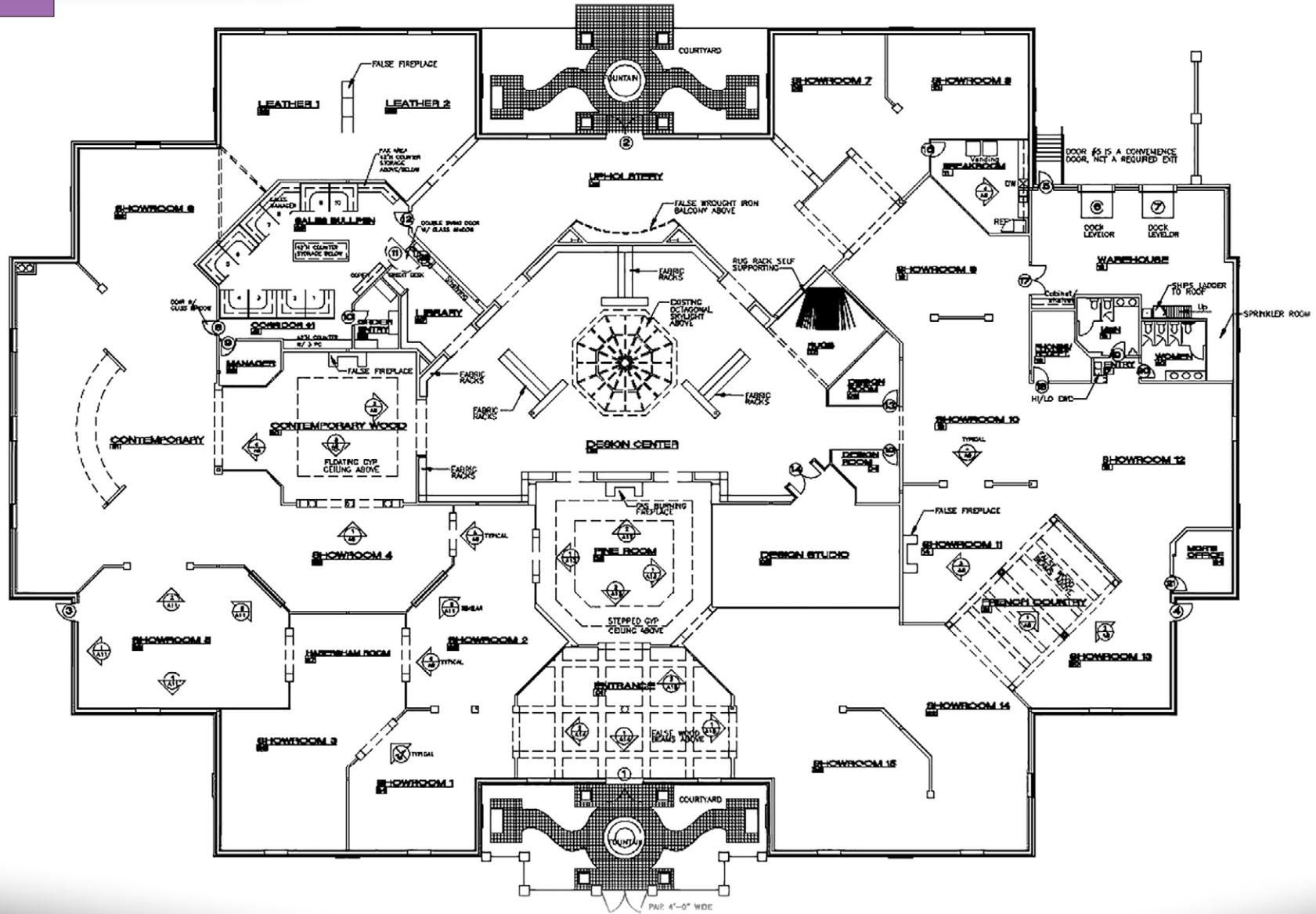
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SITE PLAN



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NORTHLAKE TRADE AREA



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SITE AERIAL

CHARLOTTE



7215 Smith Corners Blvd
Charlotte, NC 28269

Metromont Pkwy



Smith Corners Blvd



Northlake Mall

Northlake Mall Dr



14,000 VPD



Smith Corners Blvd



WWT Harris Blvd

41,000 VPD

87,000 VPD



Paros Dr



Statesville Rd

43,000 VPD



ESTES

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3D MODEL



CLICK HERE

INTERACTIVE
3D MODEL

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