



W SUGAR CREEK RD (21,000 VPD)

2737 - 2825 W SUGAR CREEK RD, CHARLOTTE, NC

DERITA PLAZA

1,997 - 11,200 SF RETAIL SPACES AVAILABLE FOR LEASE



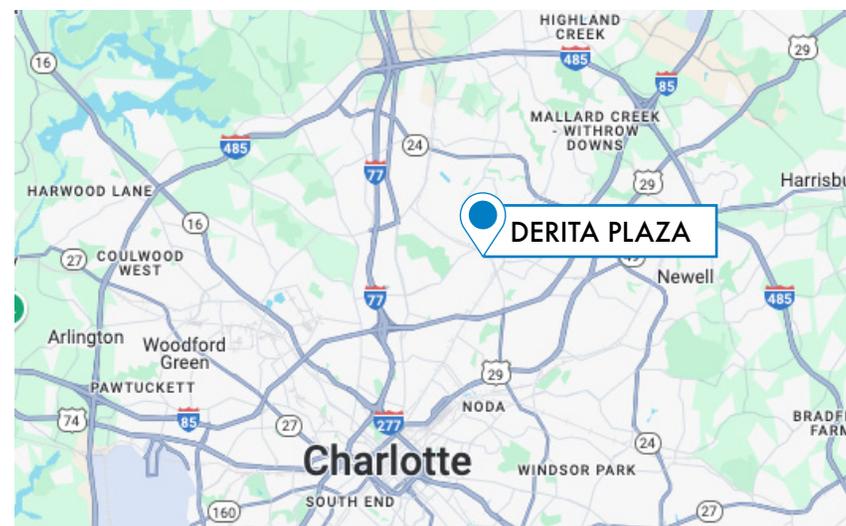
RETAIL SPACE FOR LEASE

DERITA PLAZA

CHARLOTTE, NC

PROPERTY INFORMATION

- Derita Plaza is a +/- 21,935 SF neighborhood shopping center located on W Sugar Creek Road in the Northeast submarket in Charlotte, NC
- 1,997 - 11,200 SF retail spaces available for lease
- The property features surface parking available on site and frontage on W Sugar Creek Rd (21,000 VPD)
- Conveniently located a near major through ways including WT Harris, Mallard Creek Rd, and N Graham St
- Less than 5 min to I-85 and less than 10 mins from I-77
- Call for pricing

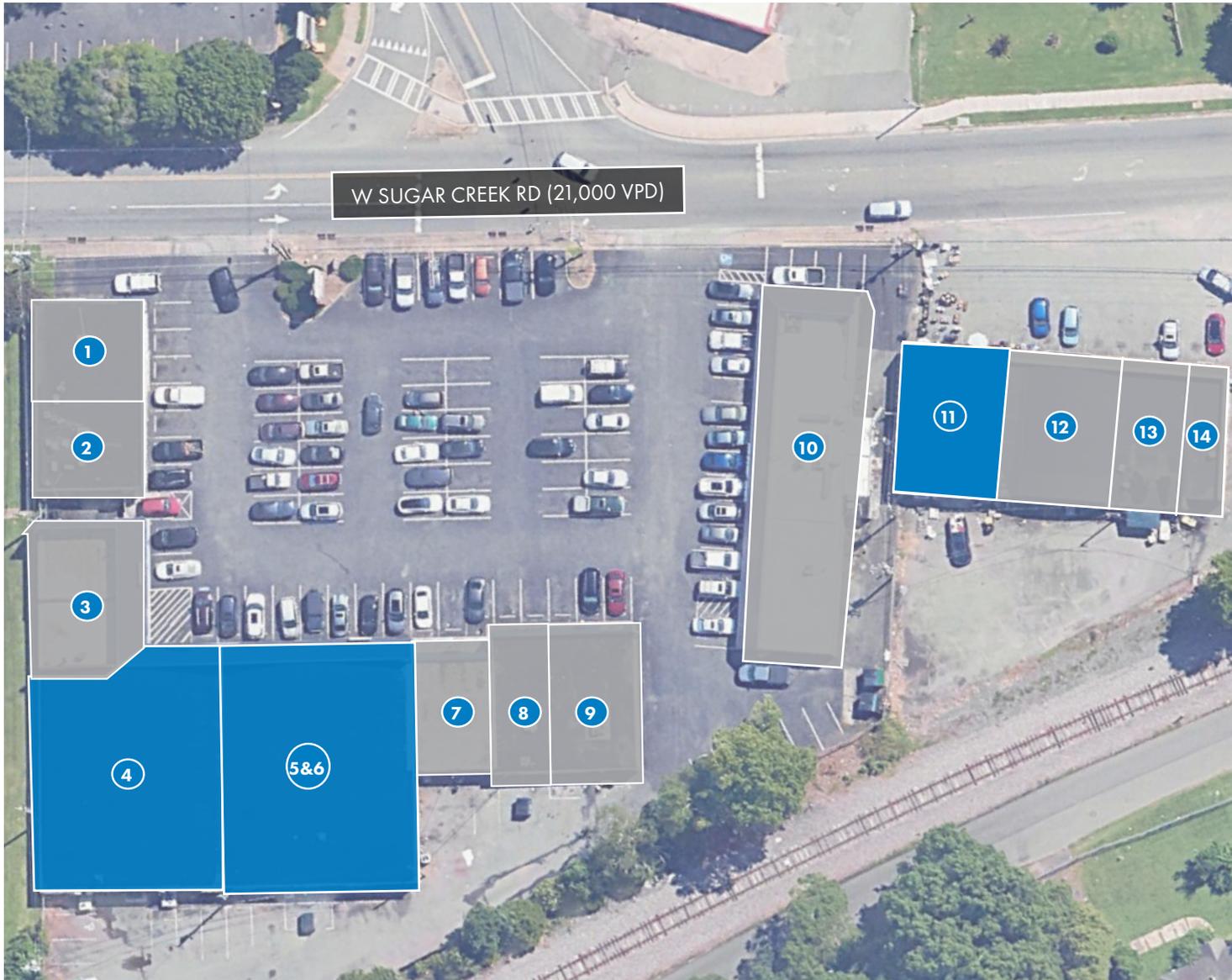


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SITE PLAN

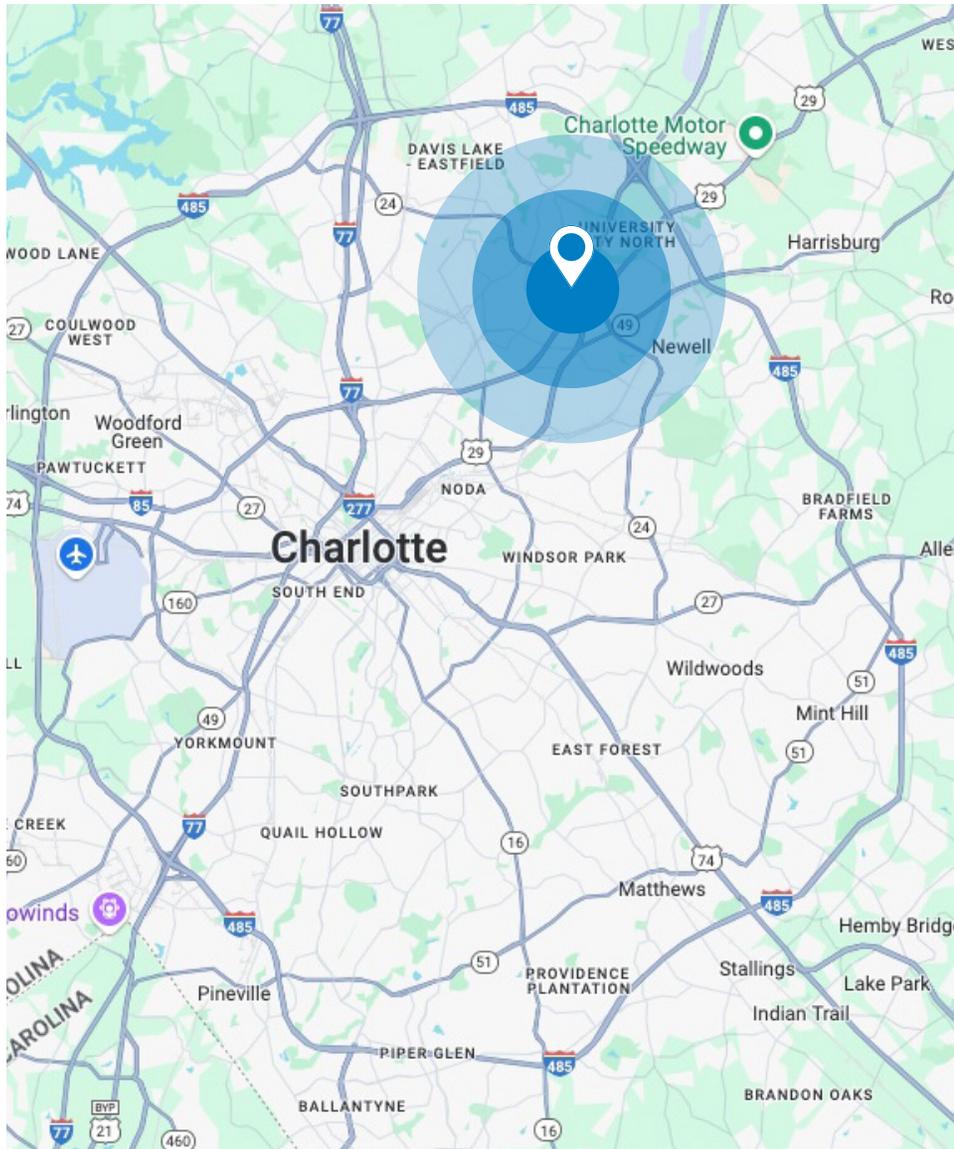
DERITA PLAZA
RETAIL SPACES AVAILABLE FOR LEASE



#	TENANT	SF
1	Latina Market	
2	US Fried Chicken	
3	Occupied	
4	Available	5,600 SF
5&6	Available	5,600 SF
7	The Royal Beauty Bar	
8	Tienda Latina	
9	Kutt Above	
10	Maria's Grill	
11	Available	1,997 SF
12	The Happy Club	
13	Bodega	
14	Bodega	

AREA OVERVIEW

DERITA PLAZA RETAIL SPACES AVAILABLE FOR LEASE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,759	77,519	219,034
Median Age	36.7	34.1	33.9
Household Income	\$69,371	\$69,273	\$74,112
Median Home Value	\$195,145	\$198,270	\$243,361
Employees	1,323	45,209	101,152
Businesses	199	3,343	9,593



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