



The Shoppes at Smith Corners

7320 Smith Corners Boulevard | Charlotte, NC 28269



+/- 1.708 AC Pad-Ready
Outparcel Available

Available for Sale, Lease, or Build-to-Suit
+/- 1.708 AC Pad-Ready Outparcel

21

Statesville Rd

Smith Corners Blvd

Property Overview

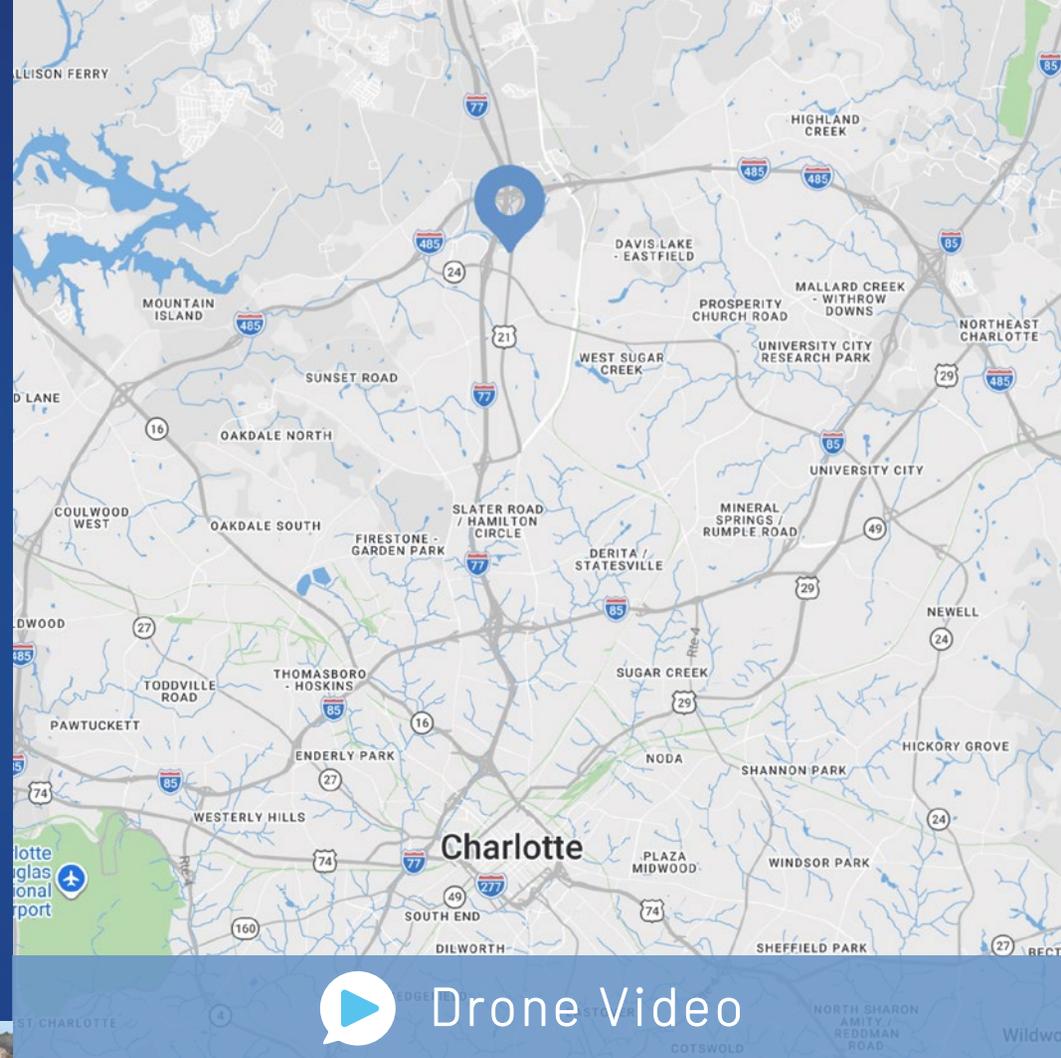
The Shoppes at Smith Corners

Available for Sale, Lease, or BTS

Outparcel available at The Shoppes at Smith Corners, a thriving 18,672 SF retail center located in Charlotte's high-growth northern corridor near Northlake Mall. Strategically positioned near I-485 and I-77 with excellent visibility from Statesville Road, the property benefits from strong traffic counts and proximity to Harris Corners Corporate Park, a 500,000 SF Class A office complex. The center features a stable, service-oriented tenant mix anchored by Azteca Mexican Restaurant.

Property Details

Address	7320 Smith Corners Boulevard Charlotte, NC 28269
Availability	+/- 1.708 AC Outparcel for Sale, Lease, or Build-to-Suit
Parcel IDs	02509263A, 02509263B
Zoning	Commercial
Parking	248 parking spaces
Traffic Counts	Statesville Rd 14,000 VPD
Sale Price	Call for Pricing



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	3,073	53,956	155,267
Avg. Household Income	\$95,620	\$108,729	\$115,878
Median Household Income	\$81,372	\$84,752	\$87,896
Households	1,798	21,438	61,228
Daytime Employees	12,159	29,354	64,518

Site Overview



Smith Corners Blvd

21

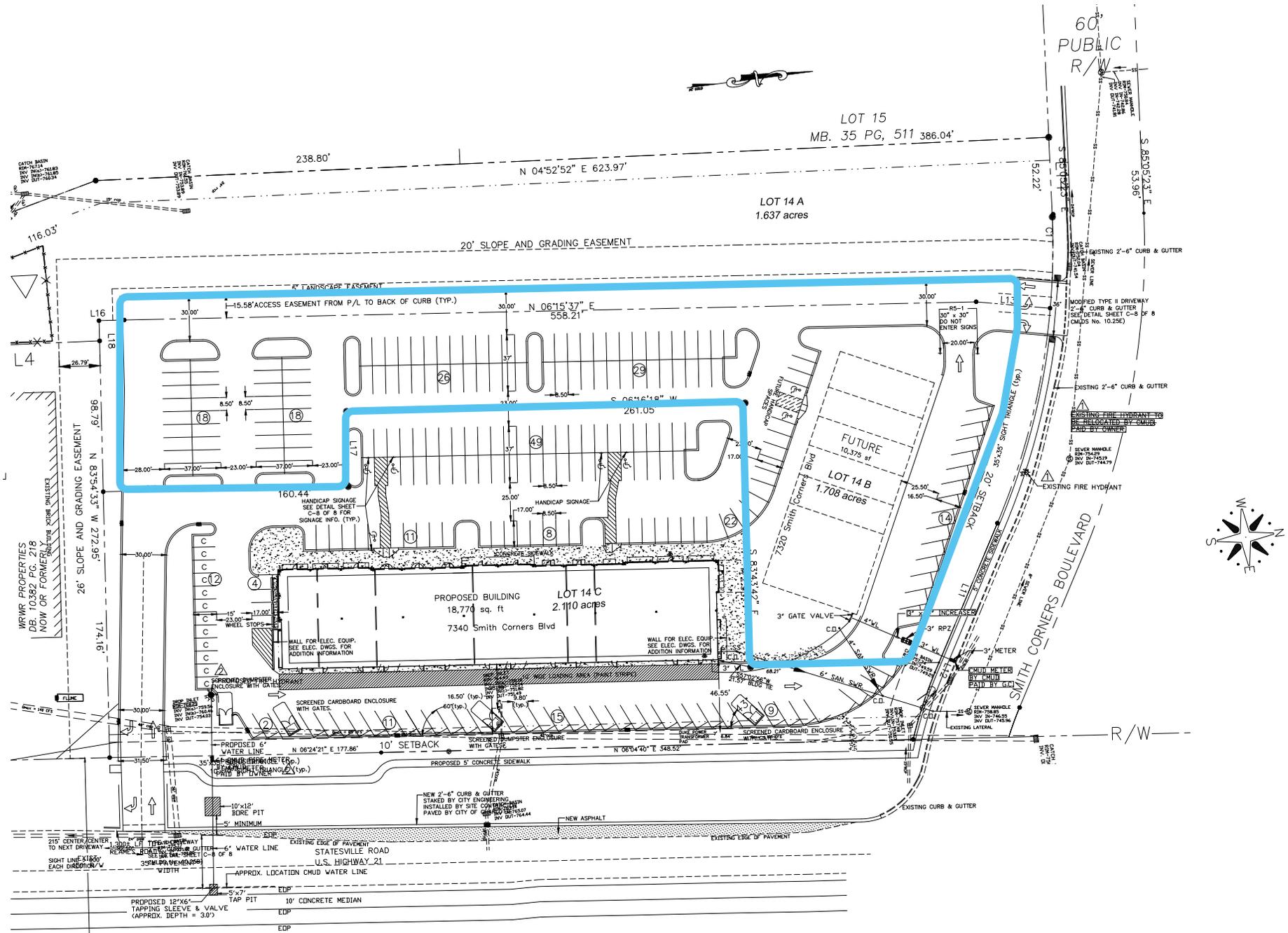
Statesville Rd

14,000 VPD

+/- 1.708 AC Pad-Ready Outparcel Available

1200	
1000	
900	
800	
700	
600	
500	
400	
200-300	
100	

STAPLES



Market Overview



Contact for Details

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Outparcel Available

Smith Corners Blvd



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.