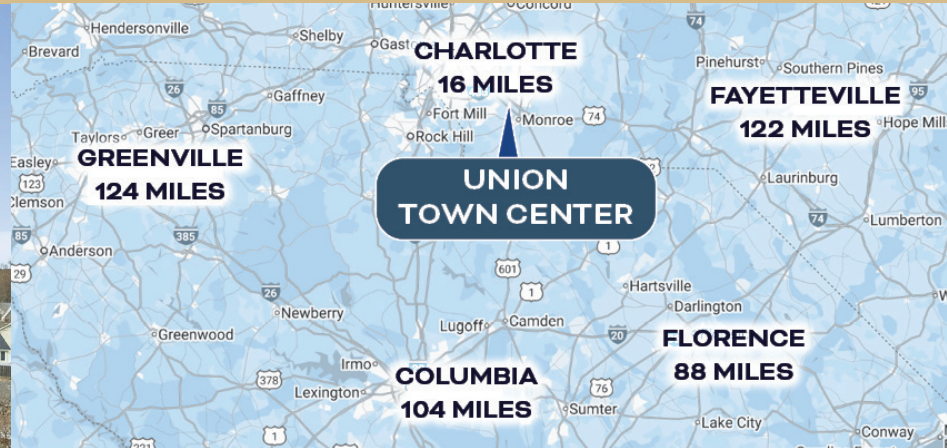


JUST LISTED

GROCERY ANCHORED CENTER

Union Town Center – 5850 W. Highway 74, Indian Trail, NC 28079



THE OFFERING

Legacy Realty Group Advisors is pleased to exclusively offer for sale Union Town Center, a 102,360 SF grocery-anchored neighborhood shopping center located in Indian Trail, North Carolina. The property is anchored by Food Lion, which has operated at the site for over 26 years.

Located approximately 17 miles southeast of Charlotte, Indian Trail is one of the fastest-growing suburbs in the Charlotte MSA, supported by strong household incomes and sustained population growth. The center benefits from excellent visibility, strong traffic counts, and a well-established retail corridor that supports long-term tenant demand.

With long-term leases in place and a proven grocery anchor, Union Town Center offers investors stable, recession-resistant cash flow, along with future upside through two outparcel development opportunities that provide the potential to increase NOI.

OFFERING PRICE
MARKET TO DETERMINE | NOI (CURRENT)
\$1,503,007

OCCUPANCY	100%
GLA (SF)	+/-102,360 SF
YEAR BUILT/REMODELED	1992/2025
LOT SIZE	15.02 (+/-) Acres
WALT	+/-6.50 Years
ANCHOR TENANT	Food Lion
PARCEL #	07066013D

www.legacyrg.com



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