

Retail/Restaurant Space for Sale

5121 Trojan Drive, Charlotte, NC 28278



Property Summary

SALE PRICE

Contact Brokers

TRAFFIC COUNTS

38,500 VPD

TOTAL SIZE

4,529 SF

USE

Retail/Restaurant



Property Description

Introducing a remarkable standalone retail building for sale situated on Trojan Drive and **between Charlotte Premium Outlets and Berewick Town Center** in southwest Charlotte, North Carolina. This exceptional property offers unparalleled advantages, including high visibility, abundant parking, and high traffic counts. Located **less than a half-mile from the I-485** surrounded by retail, multifamily, mixed-use developments and the future 150-bed Novant Hospital. The property is strategically located 5 minutes from Charlotte Douglas International Airport and is a 20-minute drive to uptown Charlotte. The constant stream of potential customers creates ample opportunities for increased sales and business growth.

Property Overview

Address	5121 Trojan Drive, Charlotte, NC 28278
Square Feet	4,529
Acreage	2.125
Parcel ID	19924161
Planning Jurisdiction	Charlotte
Zoning	CC
Year Built	2017
Construction Type	Brick/Wood
Traffic Counts	38,500 vpd Steele Creek Rd

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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DEMOGRAPHICS

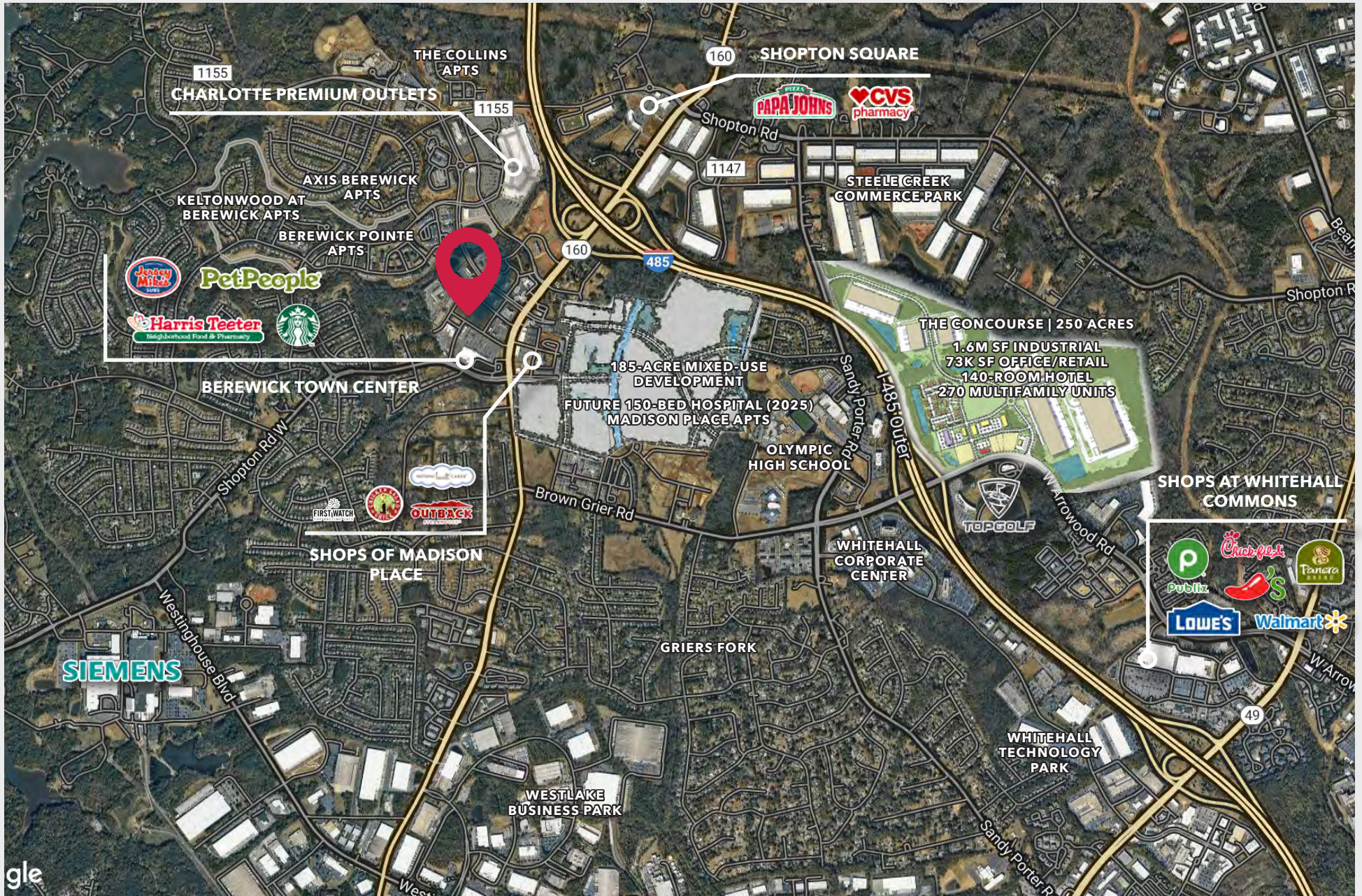
	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Total Population	7,709	40,826	102,588
2028 Projection	7,878	43,826	110,078
2023 Daytime Population	10,261	53,878	156,558
AVERAGE HOUSEHOLD INCOME			
2028 Projection	\$162,675	\$127,579	\$122,499
2023 Estimate	\$143,307	\$109,941	\$104,607
MEDIAN AGE			
	35.1	35.7	35.3
MEDIAN HOME VALUE			
	\$344,038	\$327,215	\$307,251
MEDIAN HH INCOME			
	\$114,344	\$84,079	\$77,328

Source: ESRI



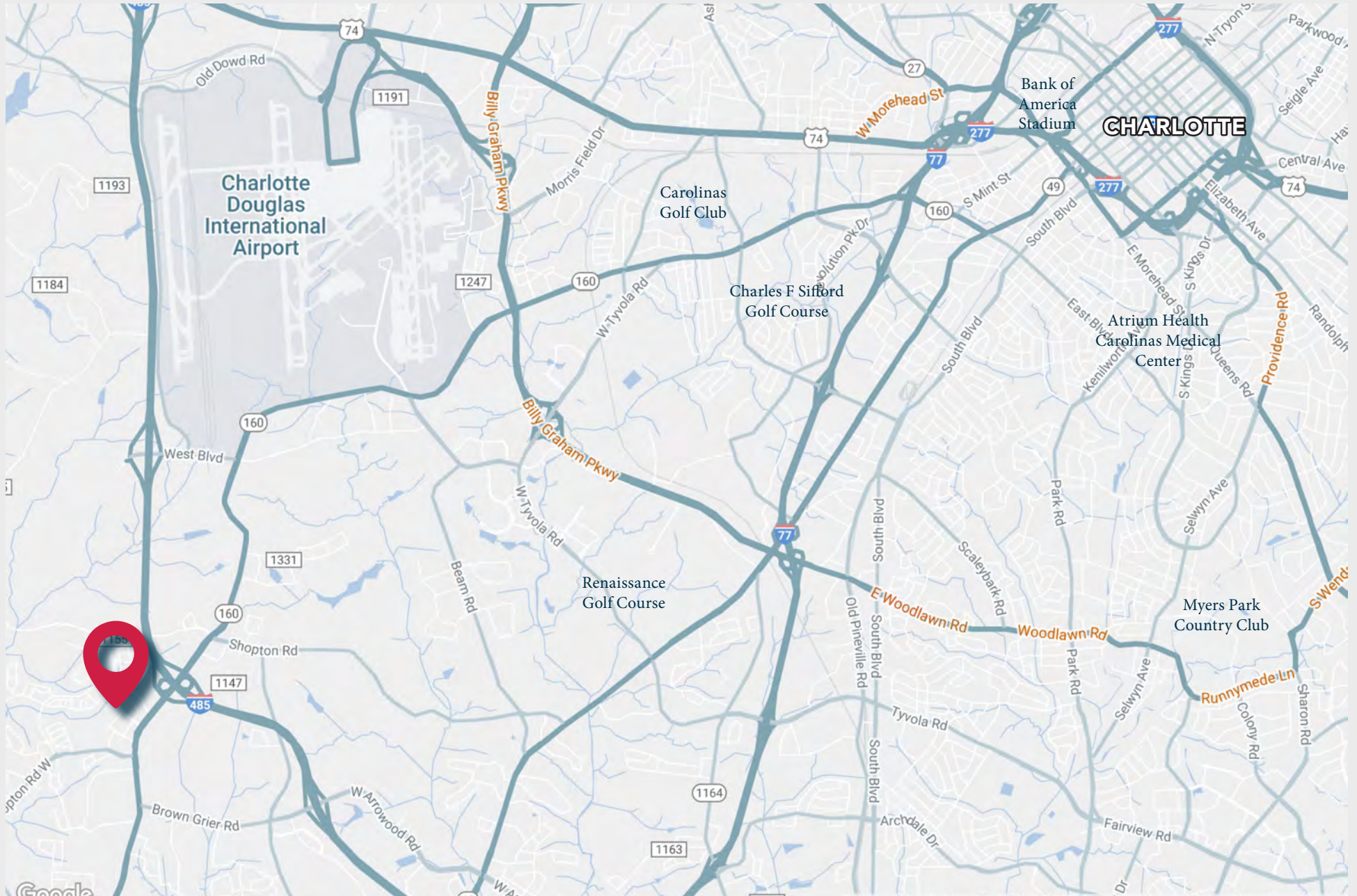
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