

RETAIL SPACE AVAILABLE

**The Shops
at
Sun Valley**

8,255 SF Outparcel Building



Harris Teeter Anchored Shopping Center

The Shops at Sun Valley

6610 Old Monroe Road
Indian Trail, NC 28079

**Premier Endcap Space with
Exclusive Outdoor Seating.**

3,773 SF Available

\$33.33 psf NNN

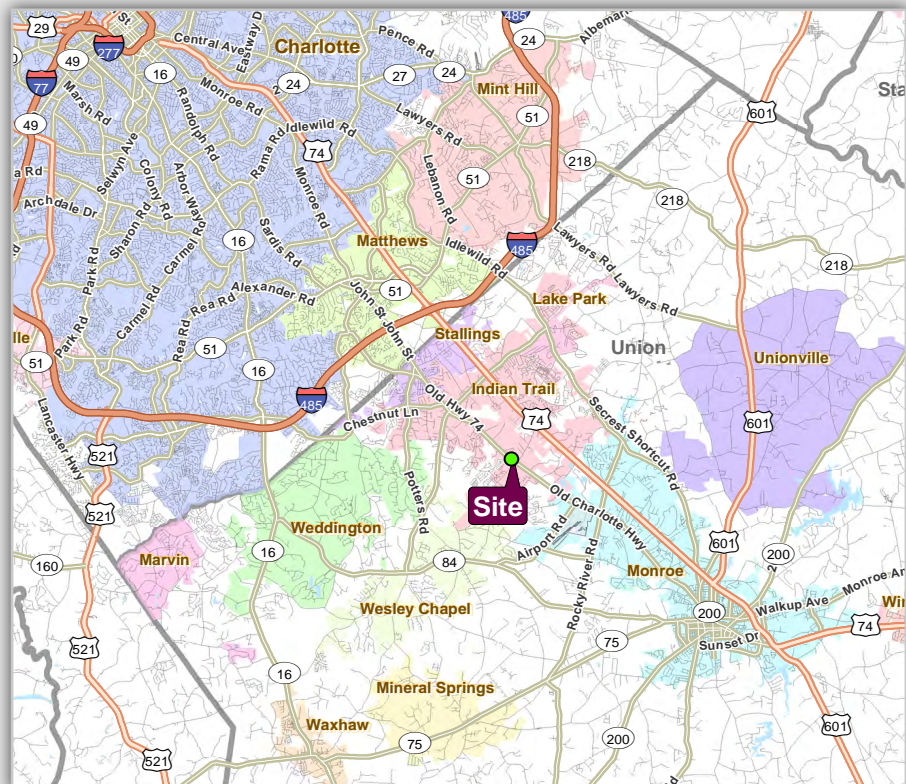
TICAM: \$4.30 PSF

Billy Cooper
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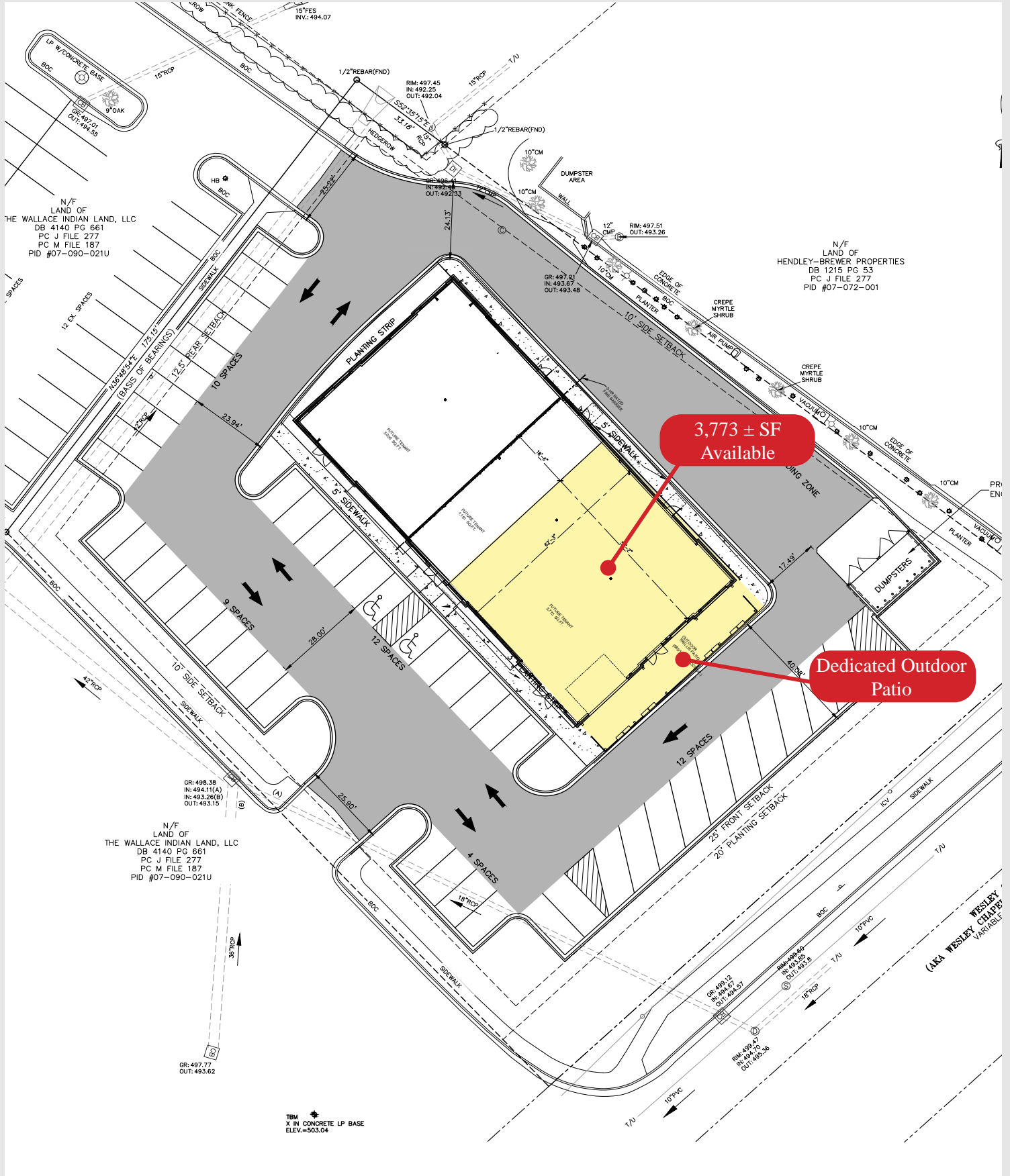
or

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73867



3,773 ± SF Available

Dedicated Outdoor Patio







The Shops at Sun Valley

6610 Old Monroe Rd, Indian Trail, NC 28079

Building Type: **General Retail**
 Secondary: -
 GLA: **73,734 SF**
 Year Built: **2005**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	6,580	45,993	110,019
2022 Estimate	5,932	41,092	98,206
2010 Census	5,204	33,369	78,180
Growth 2022 - 2027	10.92%	11.93%	12.03%
Growth 2010 - 2022	13.99%	23.14%	25.62%
2022 Population by Hispanic Origin	805	5,711	10,942
2022 Population	5,932	41,092	98,206
White	4,553 76.75%	33,364 81.19%	80,722 82.20%
Black	954 16.08%	4,781 11.63%	9,882 10.06%
Am. Indian & Alaskan	33 0.56%	296 0.72%	703 0.72%
Asian	238 4.01%	1,582 3.85%	4,505 4.59%
Hawaiian & Pacific Island	7 0.12%	45 0.11%	82 0.08%
Other	147 2.48%	1,025 2.49%	2,312 2.35%
U.S. Armed Forces	4	26	34
Households			
2027 Projection	2,094	15,561	37,537
2022 Estimate	1,887	13,910	33,542
2010 Census	1,643	11,292	26,844
Growth 2022 - 2027	10.97%	11.87%	11.91%
Growth 2010 - 2022	14.85%	23.18%	24.95%
Owner Occupied	1,652 87.55%	11,836 85.09%	28,622 85.33%
Renter Occupied	235 12.45%	2,073 14.90%	4,920 14.67%
2022 Households by HH Income	1,888	13,909	33,540
Income: <\$25,000	124 6.57%	1,341 9.64%	3,026 9.02%
Income: \$25,000 - \$50,000	274 14.51%	2,220 15.96%	5,336 15.91%
Income: \$50,000 - \$75,000	372 19.70%	2,642 18.99%	5,737 17.10%
Income: \$75,000 - \$100,000	289 15.31%	2,373 17.06%	5,153 15.36%
Income: \$100,000 - \$125,000	235 12.45%	1,851 13.31%	4,489 13.38%
Income: \$125,000 - \$150,000	132 6.99%	1,049 7.54%	2,599 7.75%
Income: \$150,000 - \$200,000	336 17.80%	1,366 9.82%	3,426 10.21%
Income: \$200,000+	126 6.67%	1,067 7.67%	3,774 11.25%
2022 Avg Household Income	\$107,922	\$100,785	\$110,078
2022 Med Household Income	\$90,051	\$82,917	\$87,958