



+/- **3.01**
ACRES
FOR SALE
\$900,000/Acre

PROPERTY HIGHLIGHTS:

- Great location with easy access to Hwy 74 & Old Charlotte Hwy
- Commercial outparcel opportunity at The Shoppes of Hanfield Village, directly across from Sun Valley Commons
- Four Parcels can be Sold as One: Parcel #07072007, #07072008 and #07072009 #07072011B

CONTACT

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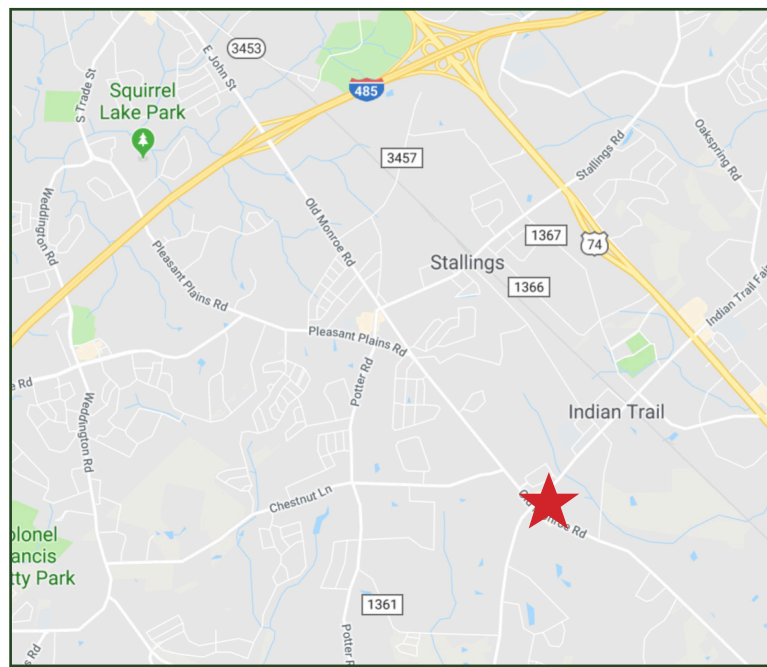
SITE
Outparcel at
SHOPPES AT HANFIELD
VILLAGE

2017 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|----------------------|-----------|-----------|-----------|
| Population | 8,070 | 56,317 | 96,441 |
| AVG HH Income | \$105,649 | \$110,265 | \$114,044 |

Combined 34,000 ADT on Wesley Chapel Stouts & Old Charlotte Hwy

Old Monroe Rd soon to expand to 4 lanes from Trade St in Matthews to Wesley Chapel Stouts Rd (NCDOT Project U-4714)



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