



11112 SOUTH TRYON ST, CHARLOTTE, NC 28273

YORK RIDGE SHOPPING CENTER

OUTPARCEL PAD & RETAIL SPACE FOR LEASE



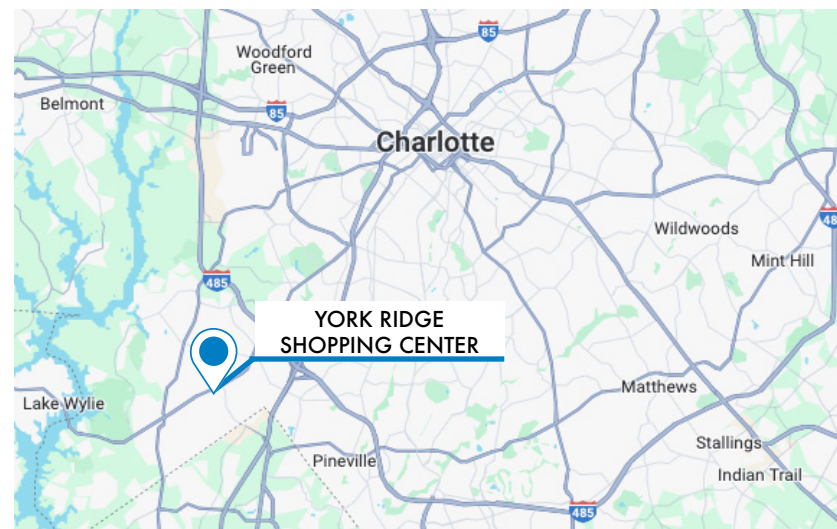
OUTPARCEL PAD & RETAIL SPACE FOR LEASE

YORK RIDGE SHOPPING CENTER

CHARLOTTE, NC

PROPERTY INFORMATION

- York Ridge Shopping Center is a 71,406 SF center anchored by Crunch Fitness
- 1,400 SF commercial space available for lease
- +/- 0.7 AC outparcel pad available with drive-thru allowed
- York Ridge Shopping Center is conveniently located on South Tryon Street, between I-485, I-77 and Steele Creek Road
- Co-tenants in the center include Papa John's, Jersey Mike's, Sabor Latin Grill, My Salon Suites and Kumon Math & Reading
- Strong parking ratio: 6.17 Spaces/1,000 SF
- Excellent visibility and prominent monument sign at the main entrance along South Tryon St
- Great access with one access point located on South Tryon St and two access points located on Moss Rd
- Call for Pricing



MARSHALL RANSON
704.654.2344
marshall@ascent.re



SITE PLAN



YORK RIDGE SHOPPING CENTER OUTPARCEL PAD & RETAIL SPACE FOR LEASE

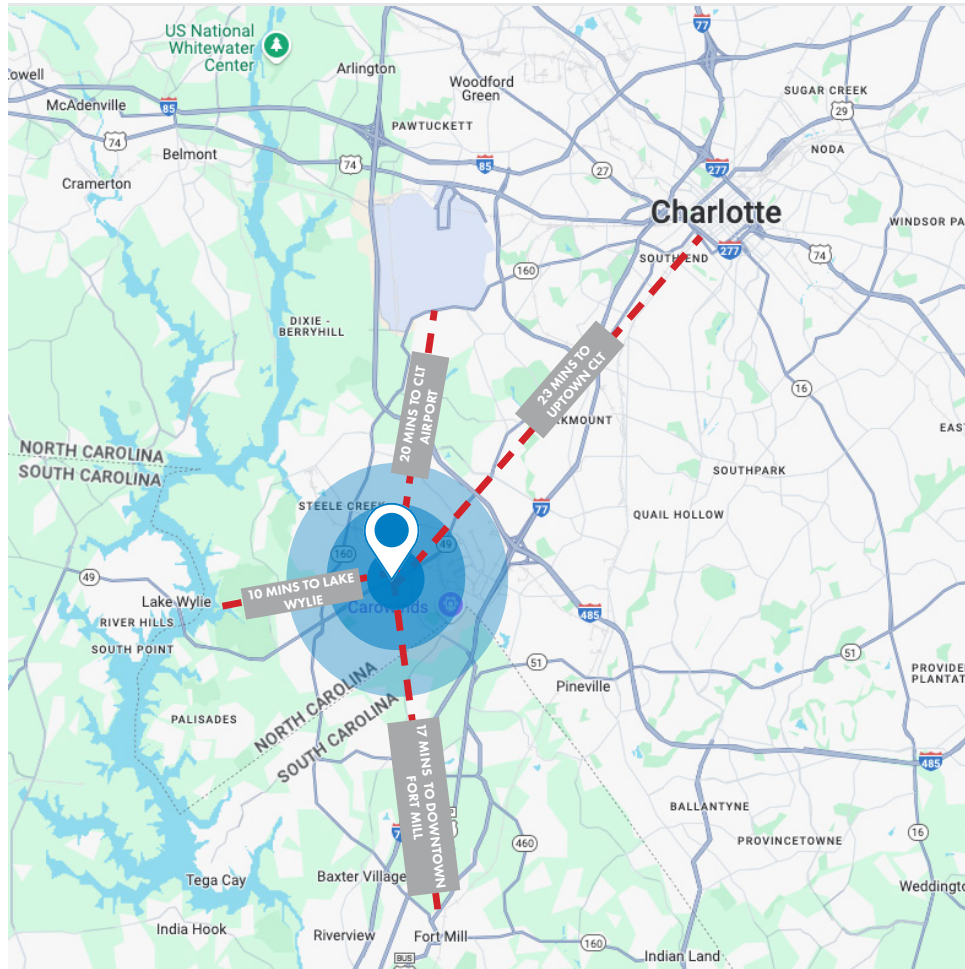
	TENANT/ DETAILS	SF
A	My Salon Suites	6,656
B	A Piece of Havana	5,000
C	Papa John's	1,750
D	Available	1,400
E	Kumon Math & Reading	1,400
F	Jersey Mike's	1,400
G	China Tea Room	1,400
H	JK Morgan Hair Designs	740
I	Sabor Latin Grill	1,660
J	C-MACS Aquarium	1,200
K	Nail Gallery	1,200
L	S&S Alterations	1,200
M	Nesco Resources	1,200
N	Crunch Fitness	44,000
O	CareFirst Pharmacy	1,200
	TOTAL GLA	71,406

ADDITIONAL OPPORTUNITY AVAILABLE

- +/- 0.7 AC Outparcel Pad Available
- Drive-thru allowed

AREA OVERVIEW

YORK RIDGE SHOPPING CENTER OUTPARCEL PAD & RETAIL SPACE FOR LEASE

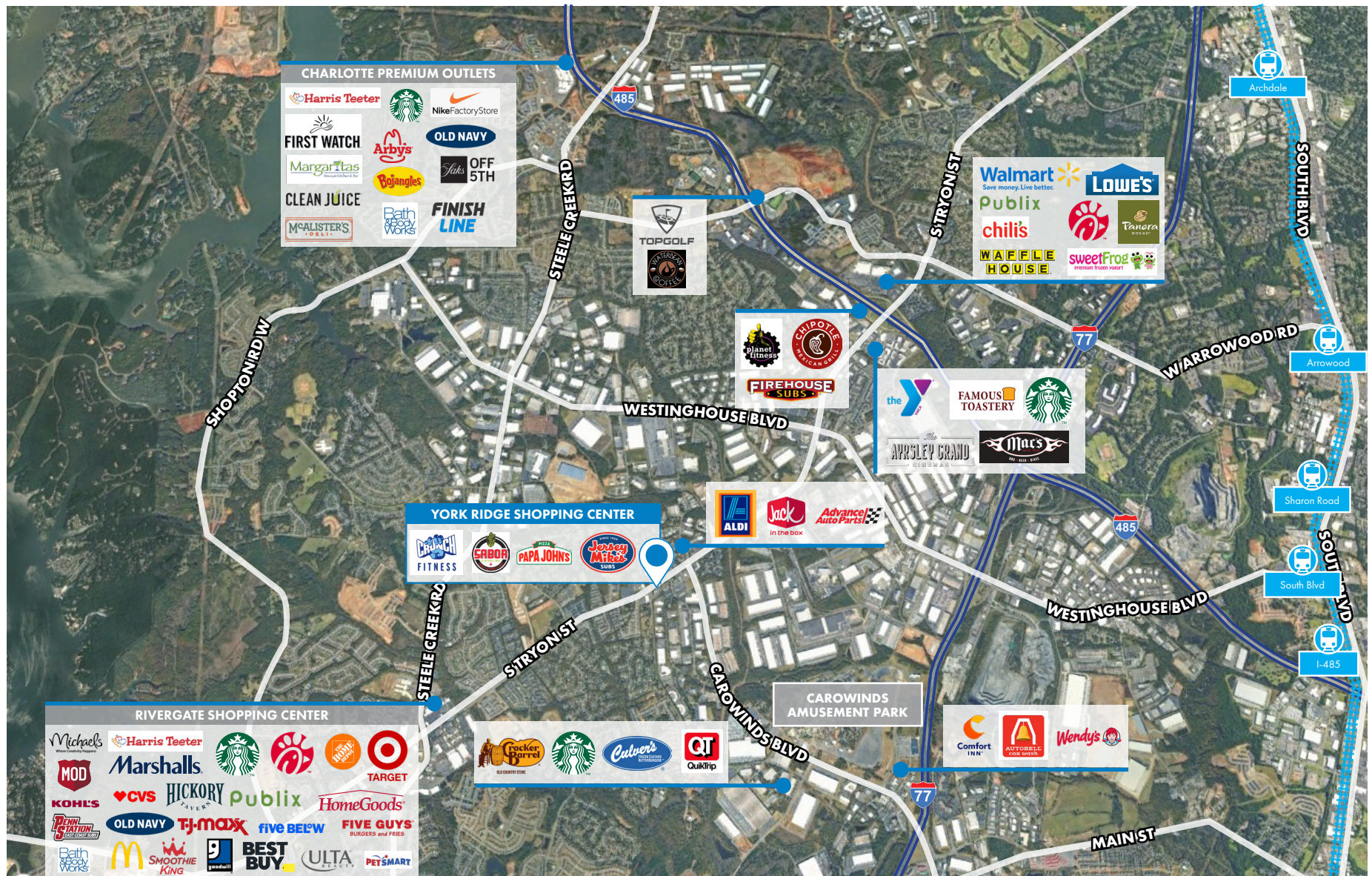


AMENITIES LIST / DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,628	52,893	140,585
Projected Population (2029)	7,002	56,284	152,261
Median Age	38.5	36.8	36.7
Household Income	\$90,050	\$99,988	\$102,927
Median Home Value	\$282,029	\$293,683	\$318,891
Employees	4,590	46,175	83,156

TRAFFIC COUNTS

	VPD
South Tryon	35,571
Carowinds Blvd	15,394



PROPERTY PHOTOS

YORK RIDGE SHOPPING CENTER
OUTPARCEL PAD & RETAIL SPACE FOR LEASE



MARSHALL RANSON
704.654.2344
marshall@ascent.re

