

FOUNDRY  
COMMERCIAL

# retail



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## SHARON AT SOUTH PARK



RETAIL SPACE AVAILABLE

FOUNDRY  
COMMERCIAL

# SOUTHPARK RETAIL



**35K+**

sharon road  
vehicles per day

**38K+**

fairview road  
vehicles per day

**132 mins**

average visitor dwell  
time in southpark

# SITE PLAN



# OVERVIEW



WITHIN A 3 MILE RADIUS

**96K**

2025 population

**\$141K**

average income

**41**

average age

## THE OPPORTUNITY

5,861 SF Restaurant Space

9,206 SF Retail/Service Space

## THE LOCATION

5100 Sharon Road  
Charlotte, NC 28210

## THE DETAILS

- Delivery 2028/2029
- The Sharon (formerly Sharon Towers) is a Life Plan Community of 575 residents on a 28-acre campus in the heart of SouthPark.
- The community is proposing an expansion with Belmore, a new development featuring 64 residences.
- Belmore will connect to the Center for Vibrant Living, a 52,000 SF facility offering a fitness center, pool, indoor track, golf simulator, and more.

## 2025 AREA DEMOGRAPHICS

1 MILE

13,721

\$138,574

\$791,657

40.8

31,615

3 MILES

EST. POPULATION  
96,166

AVG. HH INCOME  
\$140,504

MEDIAN HOME VALUE  
\$782,702

AVG. AGE  
39.0

EMPLOYEES  
57,277

5 MILES

253,507

\$119,392

\$684,723

37.1

174,041



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AT SOUTH PARK



CONTACT US



KEELY HINES | 704.676.1563

Partner

[keely.hines@foundrycommercial.com](mailto:keely.hines@foundrycommercial.com)

Licensed Real Estate Broker

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