

CAMBRIDGE COMMONS OUTPARCELS

8010 CAMBRIDGE COMMONS DRIVE, CHARLOTTE, NC 28215

FOR LEASE

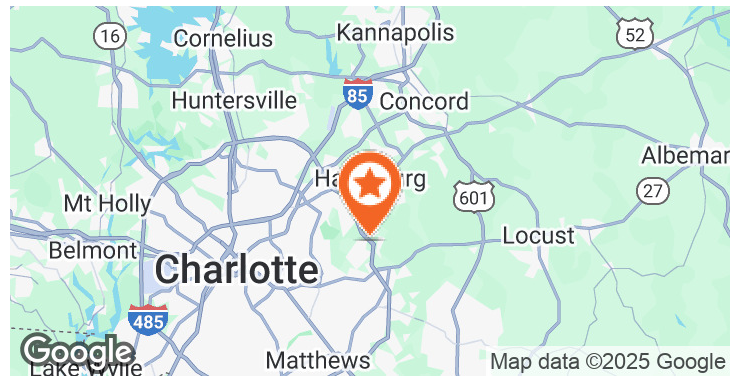



LOCATION DESCRIPTION

42,000 SF Food Lion Anchored Center

PROPERTY HIGHLIGHTS

- Convenient access off exit 39 at I-485 (67,500 AADT) with pylon visibility from the interstate
- Property has two curb cuts with full access
- Outparcels available for GL or BTS
- 2.06 acres, .48 acres, .48 acres and .68 acres
- Directly across the street from vibrant Abberly Commons multifamily development (287 Units)
- Traffic Counts: Harrisburg Road: 16,500 AADT I-485: 67,500 AADT



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population Density	6,223	45,302	124,008
2025 Daytime Population	1,008	8,419	33,272
2025 Median HH Income	\$104,628	\$100,513	\$93,556
2025 Total Households	2,344	15,829	44,270



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