



5823 PROSPERITY CROSSING DR, CHARLOTTE, NC 28269

# PROSPERITY CROSSING

1,183 SF 2ND GENERATION SALON SPACE FOR LEASE

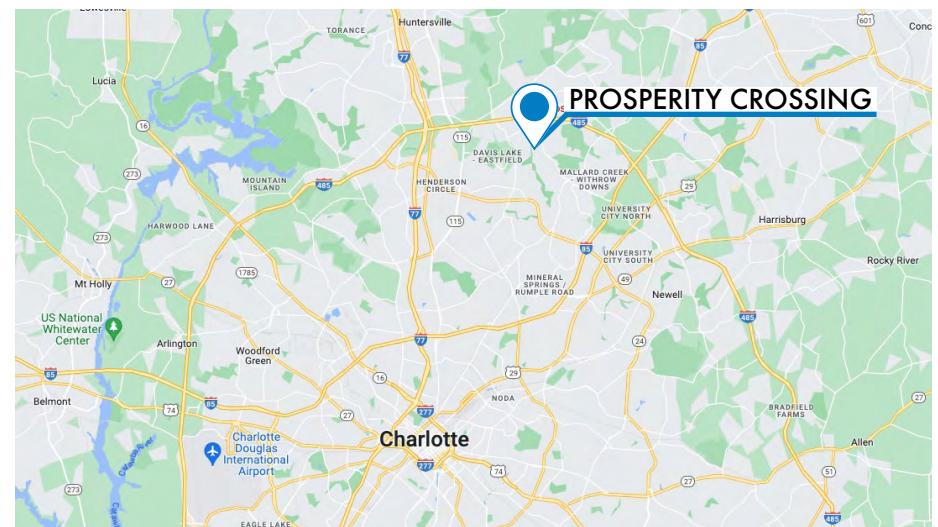


## 1,183 SF FOR LEASE PROSPERITY CROSSING

CHARLOTTE, NC

### PROPERTY INFORMATION

- 1,183 SF second generation salon space available for lease on the ground floor of a mixed-use development
- Strong shadow anchor with Cinergy Entertainment Group movie theater
- Over 4 surface parking spaces per 1,000 SF available for retail tenants
- Located in the fast-growing Mallard Creek suburb of Charlotte, with close proximity and exposure to I-485
- Strong co-tenancy with Hotworx and Burner's Bottle Shop
- Lease rate: \$32.00 SF/yr (NNN)
- Zoning: MUDD-O



MARSHALL RANSON  
704.654.2344  
marshall@ascent.re

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SITE PLAN

PROSPERITY CROSSING  
1,183 SF AVAILABLE FOR LEASE

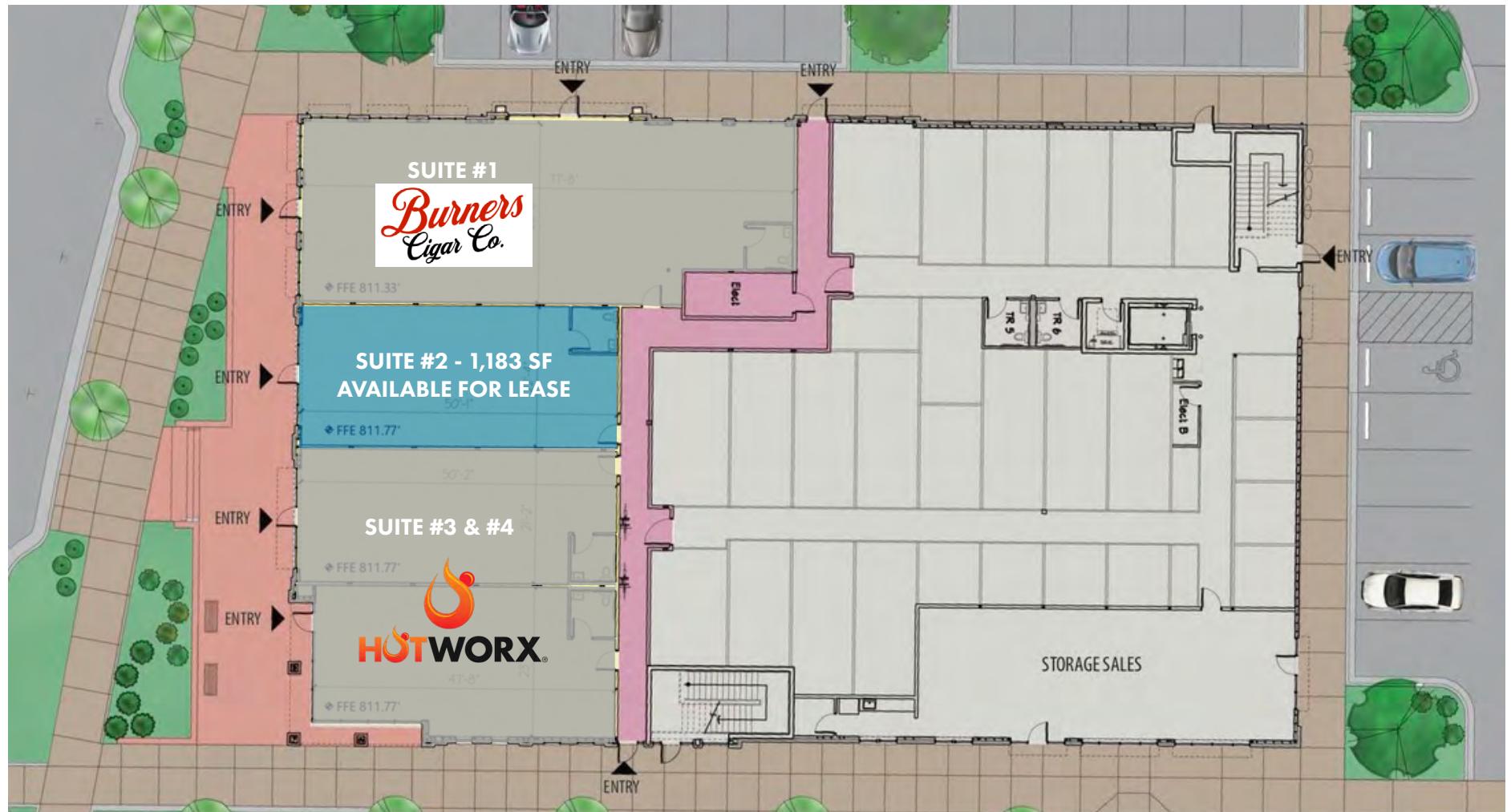


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## FLOOR PLAN

## PROSPERITY CROSSING 1,183 SF AVAILABLE FOR LEASE

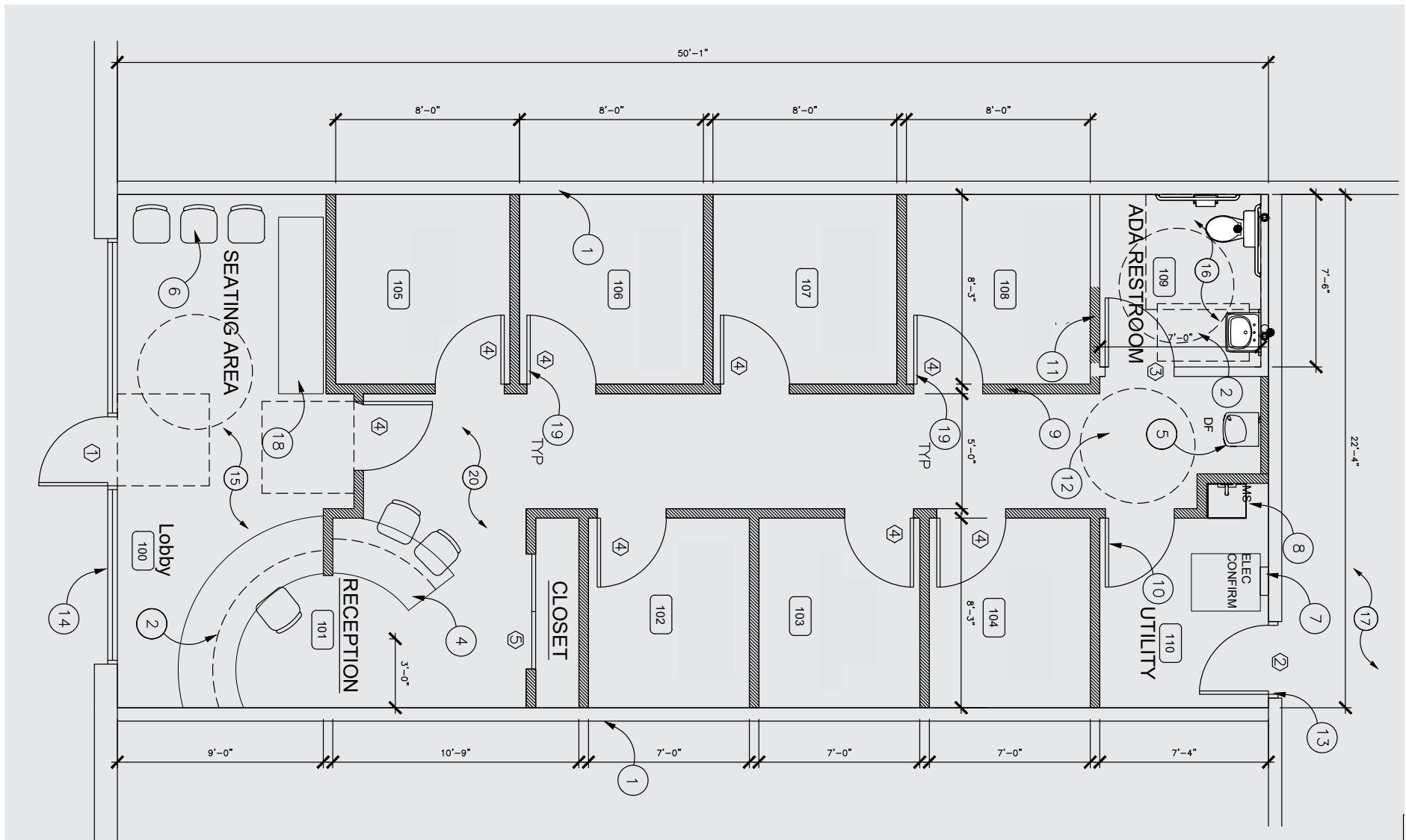


MARSHALL RANSOM  
704.654.2344  
marshall@ascent.re



FLOOR PLAN

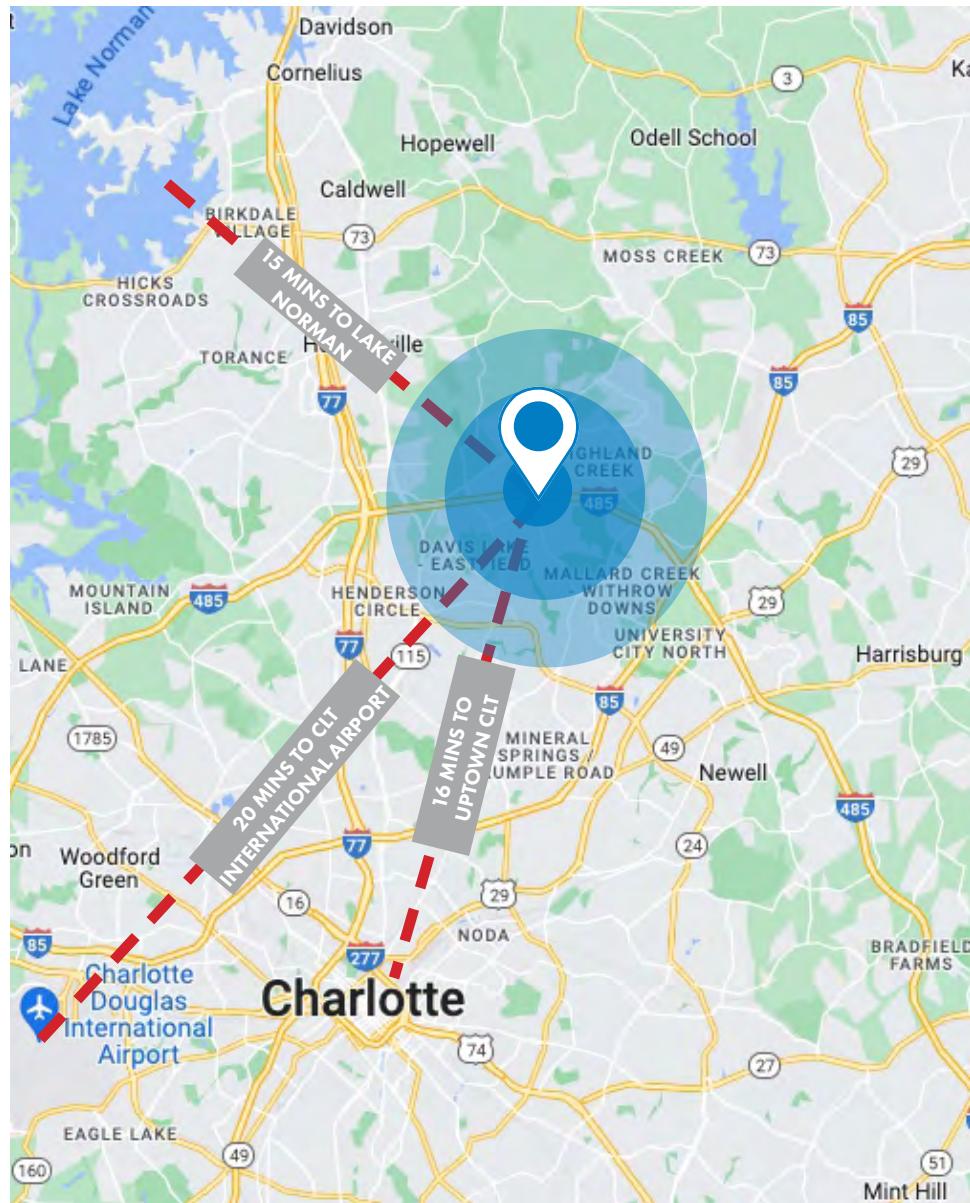
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## AREA OVERVIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,780	67,152	157,769
Projected Population (2029)	12,441	71,632	168,969
Median Age	37.2	37.2	35.1
Household Income	\$94,901	\$110,744	\$101,855
Median Home Value	\$270,013	\$300,642	\$303,097
Employees	1,788	16,756	82,774

## TRAFFIC COUNTS

## VPD

Robert Helms Rd	13,000
Prosperity Church Rd	16,500
I-485	100,000

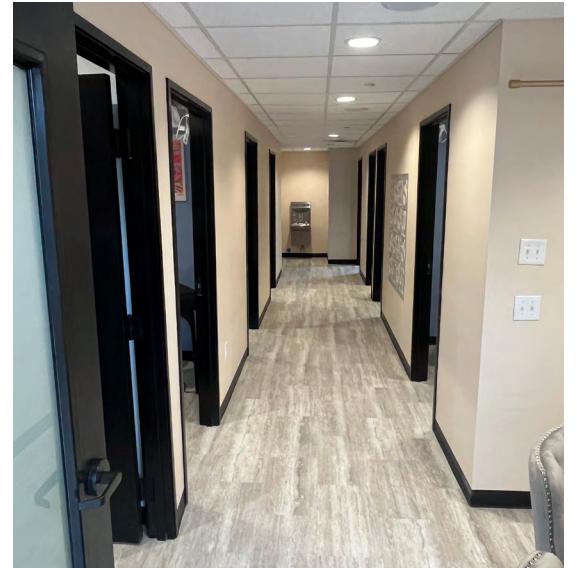
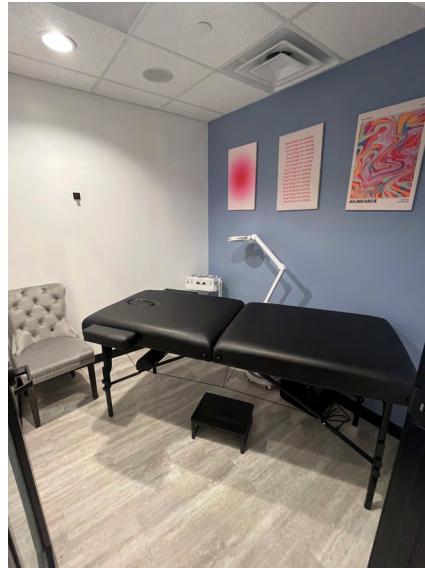


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INTERIOR PHOTOS

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