



The Shoppes at Smith Corners

7340 Smith Corners Boulevard | Charlotte, NC 28269



Available for Lease
+/- 343 - 1,456 SF Retail Space

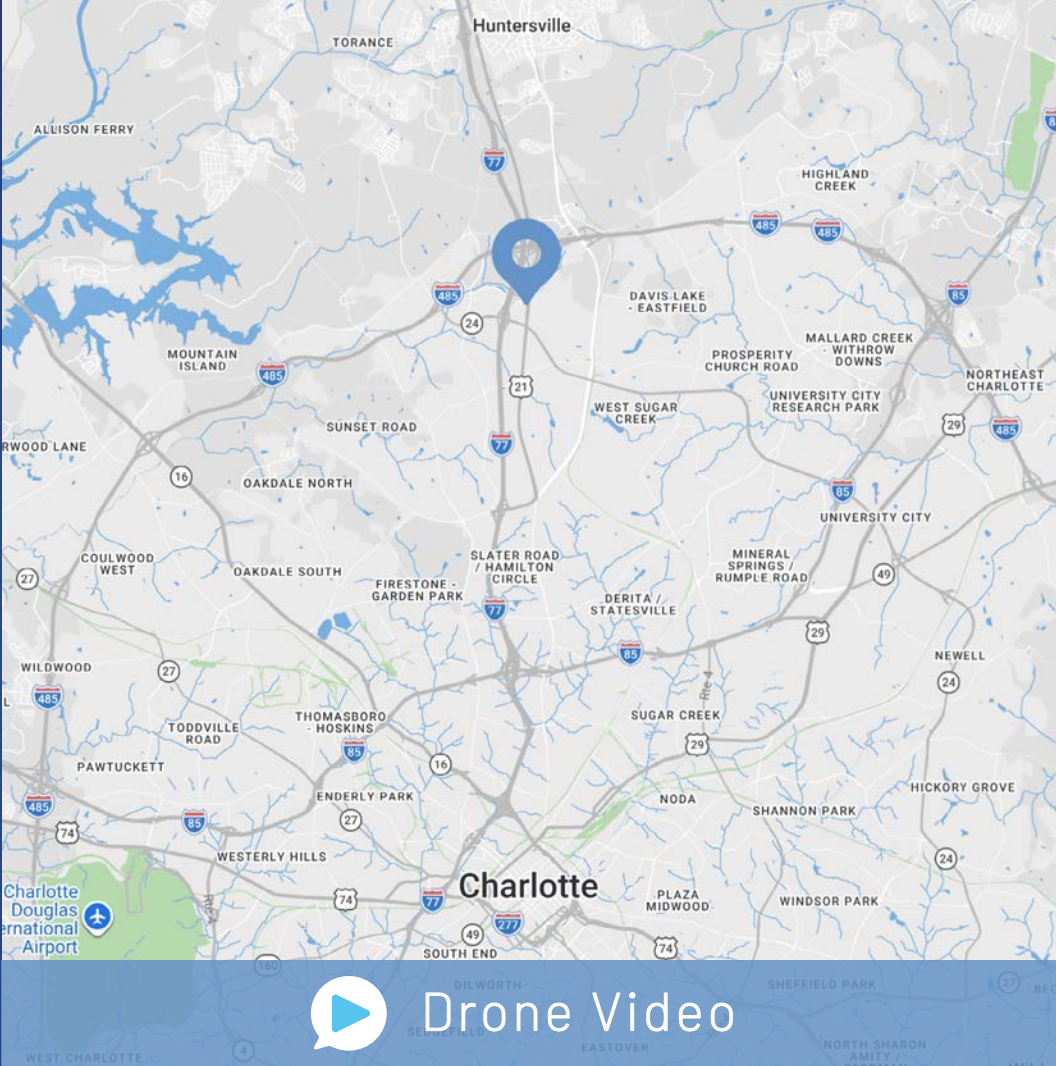
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The Shoppes at Smith Corners is a thriving 18,672 SF retail center located in Charlotte's high-growth northern corridor near Northlake Mall. Strategically positioned near I-485 and I-77 with excellent visibility from Statesville Road, the property benefits from strong traffic counts and proximity to Harris Corners Corporate Park, a 500,000 SF Class A office complex. The center features a stable, service-oriented tenant mix anchored by Azteca Mexican Restaurant, with recent capital improvements including a new roof (2021/2023) and updated HVAC systems.

Property Details

Address	7340 Smith Corners Boulevard Charlotte, NC 28269
Availability	+/- 343 - 1,456 SF Retail Available for Lease
Total GLA	+/- 18,672 SF
Parcel IDs	02509227A, 02509227B
Zoning	Commercial
Parking	248 parking spaces
Year Built	2004
Traffic Counts	Statesville Rd 14,000 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	4,246	57,238	162,361
Avg. Household Income	\$113,183	\$118,870	\$125,235
Median Household Income	\$88,058	\$88,950	\$91,557
Households	2,517	22,906	64,585
Daytime Employees	11,897	29,060	64,200

Site Plan



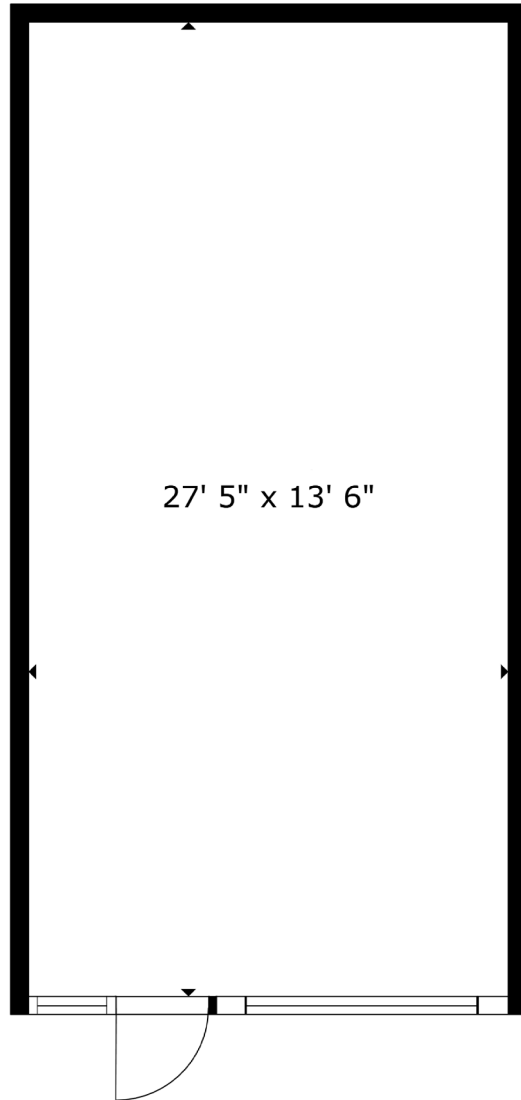
Tenant Roster		
1200	Azteca Mexican Restaurant	5,200 SF
1000	Queen City Barber Lounge	1,196 SF
900	Kure CBD & Vape	1,379 SF
800	Available	1,456 SF
700	Express Employment	1,564 SF
600	Premium Dental	2,236 SF
500	Available	343 SF
400	Modern Vibe Salon	1,493 SF
200-300	Neptune Society	2,500 SF
100	Enterprise Rent-A-Car	1,648 SF



Available

Suite 500
+/- 343 SF

 Virtual Tour

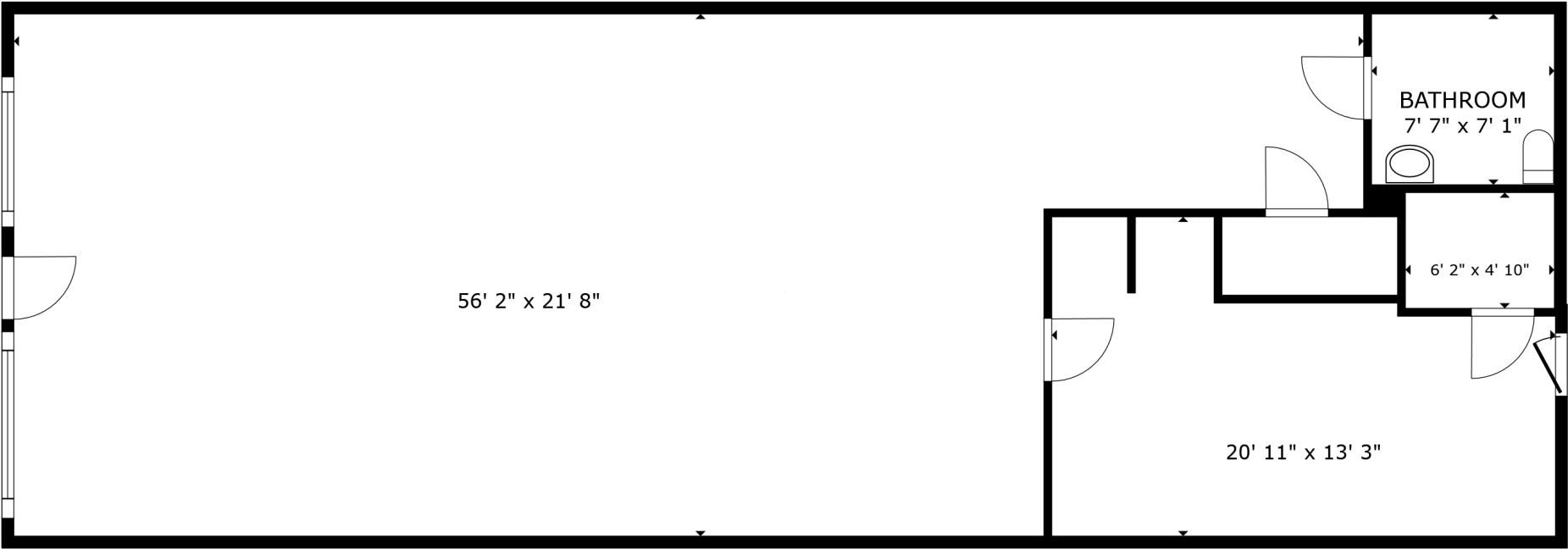


Available

Suite 800

+/- 1,456 SF

 Virtual Tour





Market Overview





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.