

# SAGECROFT DEVELOPMENT

Retail / Office / Medical

1 to 5.38 acres

*Sun Valley, NC*



NAI Southern Real Estate  
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Charlotte, NC 28209  
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#### Contact:

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6060 Old Charlotte Hwy | Indian Trail, North Carolina

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www.srenc.com



## PROPERTY HIGHLIGHTS

# SAGECROFT RETAIL / OFFICE / MEDICAL DEVELOPMENT

1 to 5.38 ± Acres with Retail / Office site(s) zoned B-2 (office, medical, retail). All utilities available on site. Can be subdivided. Property is located within 1/2 mile of major retail (Sun Valley Commons / Theatre) , one mile from Sun Valley High, Sun Valley Middle, and Shiloh Elementary schools, 5 miles from 485 interchange, and 15 miles from Uptown Charlotte. Current DOT road widening project (Old Charlotte Highway) is under way to expand existing Hwy frontage from 2 lane to divided 4 lane.

This area is designated by the Town of Indian Trail as a planned hub of retail and residential development.

Immediate Townhomes located at the site, with additional Town Homes planned for the adjacent lots.



High quality business mix of nationally recognized retail tenants within a few miles of the site.

8,000+ Residential roof tops in the surrounding area.



Conveniently at the intersections of Old Charlotte Hwy and the future Faith Church Road Extension, part of the highway expansion in Union County.



+14,500 VPD on Old Charlotte Hwy in front of the site.





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## PARCEL MAP









# RADIATOR RD DEVELOPMENT & VILLAGES AT SAGECROFT



Site



## DEMOGRAPHICS

### Population:



1 Mile: 5,549  
3 Mile: 43,962  
5 Mile: 112,052



**\$3.17 Billion**  
**Buying Power**  
(5 mile radius)



- 100,740 Daytime Population
- 3,273 Total Businesses
- 31,609 Employees  
(5 mile radius)

### Median Age:



1 Mile: 39.4  
3 Mile: 38.3  
5 Mile: 39.2

### Households:



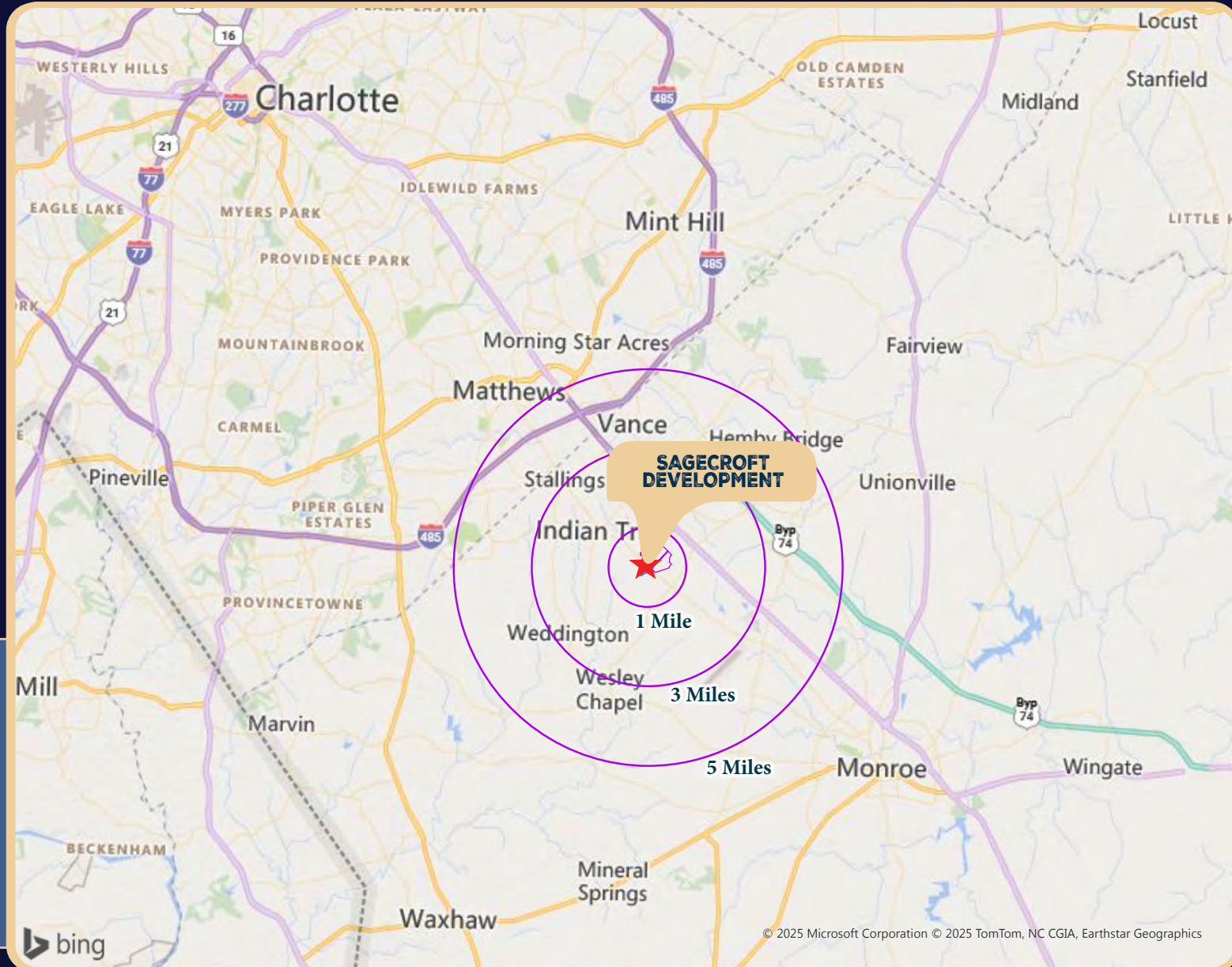
1 Mile: 1,892  
3 Mile: 15,527  
5 Mile: 38,265

### Average Household Income:



1 Mile: \$109,259  
3 Mile: \$93,080  
5 Mile: \$103,371

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