



The Shoppes at Smith Corners

7320 Smith Corners Boulevard | Charlotte, NC 28269

+/- 1.708 AC Pad-Ready
Outparcel Available

Available for Sale, Lease, or Build-to-Suit

+/- 1.708 AC Pad-Ready Outparcel

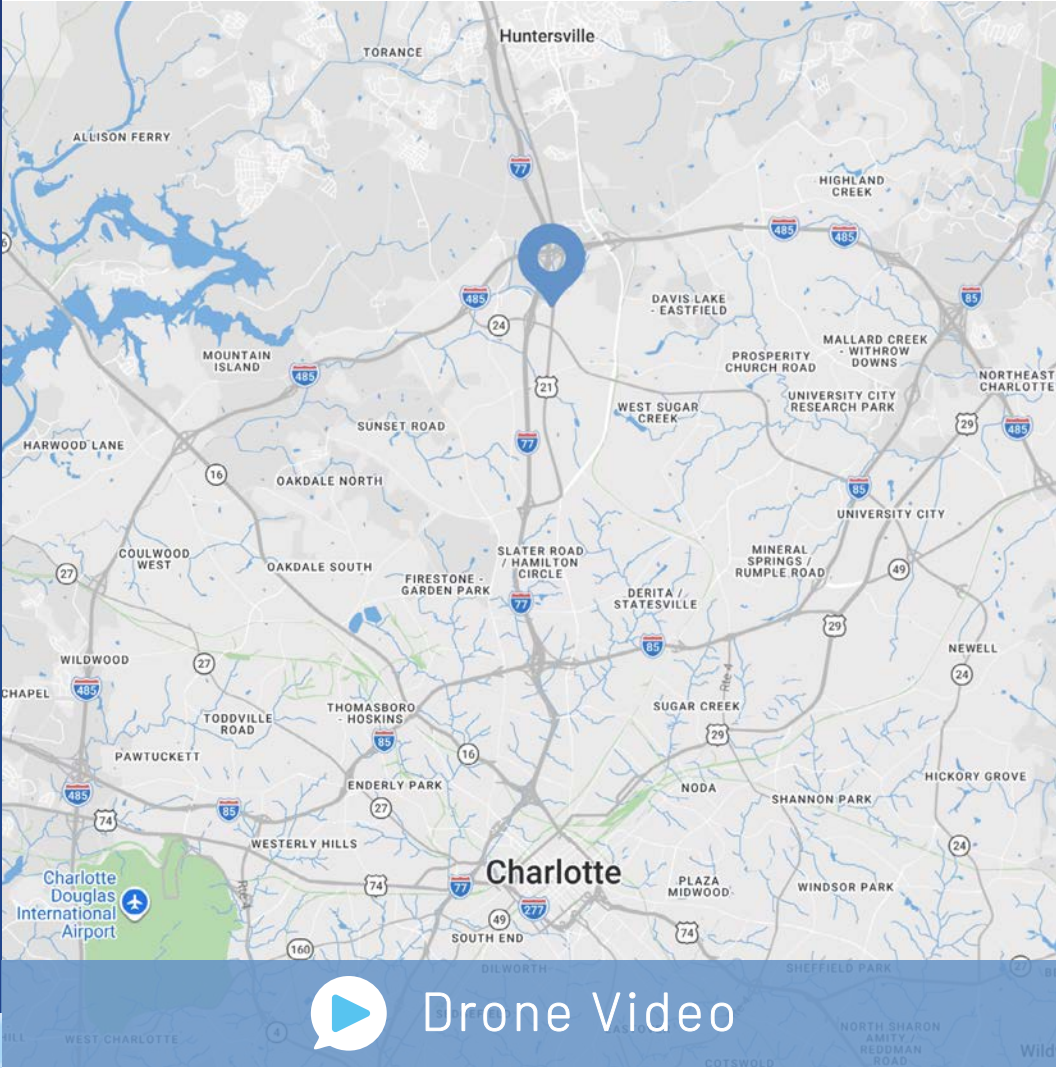
The Shoppes at Smith Corners

Available for Sale, Lease, or BTS

Outparcel available at The Shoppes at Smith Corners, 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.

Property Details

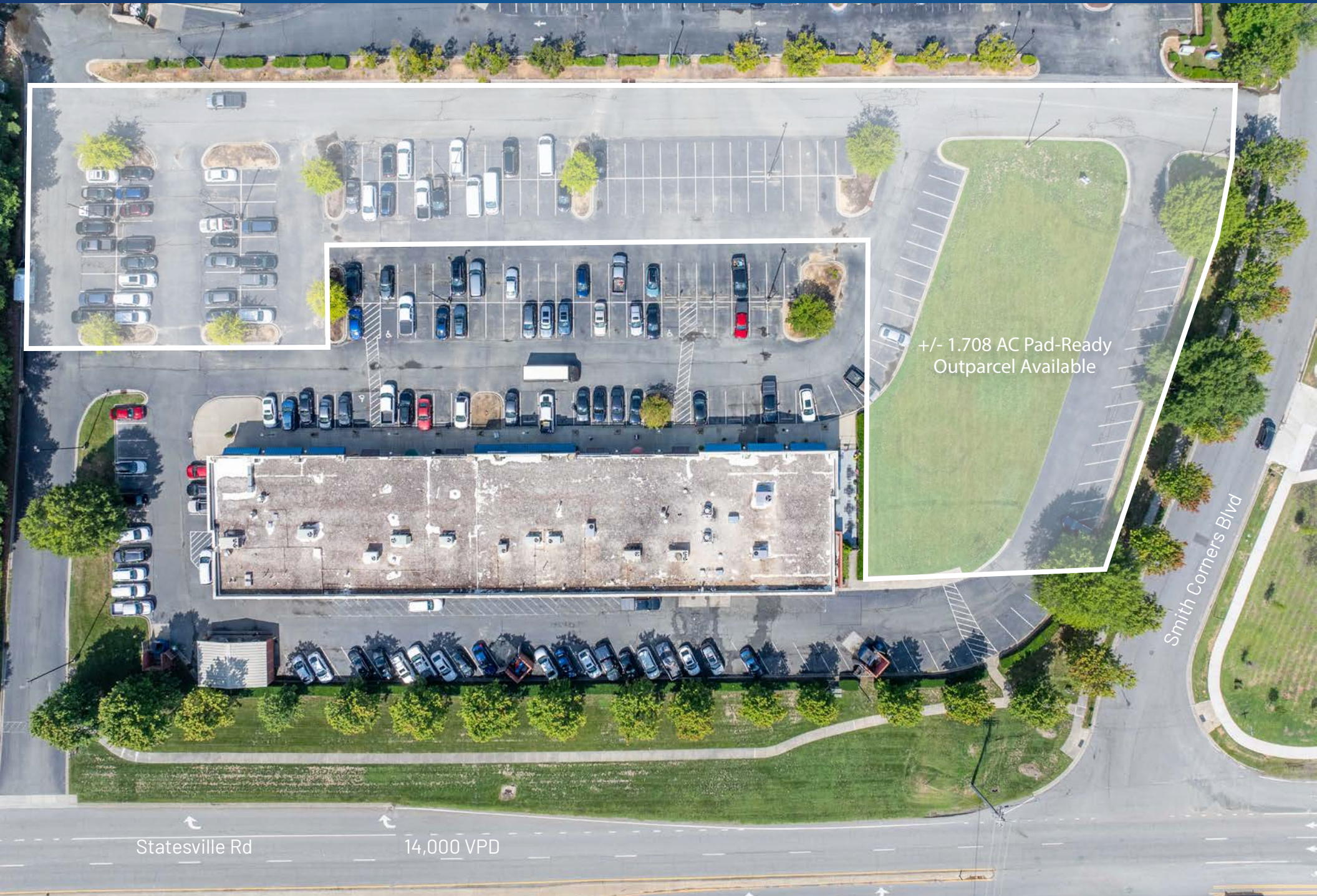
Address	7320 Smith Corners Boulevard Charlotte, NC 28269
Availability	+/- 1.708 AC Outparcel for Sale, Lease, or Build-to-Suit
Parcel IDs	02509263A, 02509263B
Zoning	Commercial
Parking	248 parking spaces
Traffic Counts	Statesville Rd 14,000 VPD
Sale Price	Call for Pricing



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 Overview



Statesville Rd

14,000 VPD

+/- 1.708 AC Pad-Ready
Outparcel Available

Smith Corners Blvd



Market Overview



Headquarters
Husqvarna

DUNKIN'

Hilton Garden Inn

NORTHERN
TOOL & EQUIPMENT
BatteriesPlus
palm beach tan
Bobbee-O's BBQ

The Shoppes at Smith Corners

enterprise
NEPTUNE SOCIETY
KURE
PREMIUM DENTAL

Concentra
LIFE CARE

Jack

Arby's

Fairfield
BY KENNEDY

Infinity

tisun
BEAUTY

STAPLES
CARTER
KITCHEN & BATH
JESUS'S QUALITY

Holiday Inn Express

HAVERTY'S
FURNITURE

Perimeter Woods
LOWE'S
MICHAEL'S
PET SMART
Burlington

Northcrest Shopping Center
TARGET
CAVA
FIVE GUYS
OLD NAVY
DRIVINS
PF CHANGS
Olive Garden

Northlake Commons
Panera
FIREHOUSE SUBS
FedEx

Northlake Mall
macy's
belk
Dillard's
H&M
sunglass hut
Chick-fil-ee
GALLERIA FURNITURE

GOLF GALAXY

INTERSTATE 77

21

Statesville Rd

14,000 VPD

Smith Corners Blvd



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.