

ATLAS REALTY GROUP PRESENTS

# TROUTMAN

FOR LEASE • BUILD TO SUIT •



Charlotte Highway Troutman, NC



# Overview

- 1,816-10,000 SQFT 1 story Retail For Lease.
- 10,000 SQFT Daycare site Build To Suit.

SITE IS CONVENIENTLY LOCATED OFF I-77 EXIT  
EASY ACCESS AND OPPORTUNITY FOR QSR

**SIGNIFICANT GROWTH IN TROUTMAN**

**2700+ UNDER CONSTRUCTION**

**3800+ APPROVED**

**1000+PROPOSED**









# Corner of Charlotte HWY & Crosstie Lane, Troutman NC

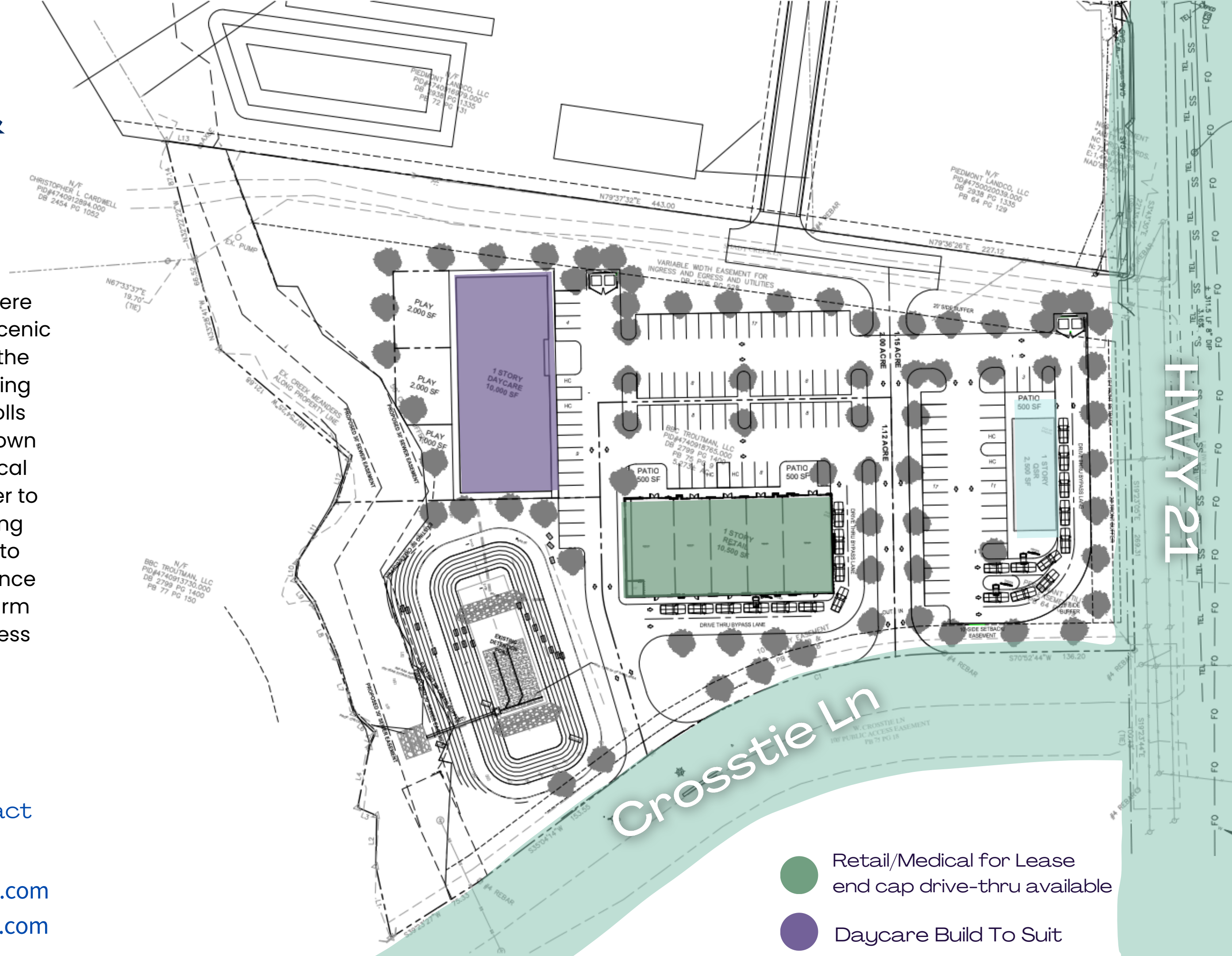
Troutman offers a welcoming atmosphere and a relaxed pace of life. Known for its scenic beauty and proximity to Lake Norman, the town attracts outdoor enthusiasts seeking adventure on the water or leisurely strolls along its nature trails. Its historic downtown exudes a nostalgic charm, featuring local shops, boutiques, and eateries that cater to residents and visitors alike. With a strong sense of heritage and a commitment to growth, Troutman strikes a perfect balance between preserving its small-town charm and embracing opportunities for progress and prosperity.

For additional details please contact  
Atlas Realty Group

310-717-4559  
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Crosstie Ln

- Retail/Medical for Lease  
end cap drive-thru available
- Daycare Build To Suit

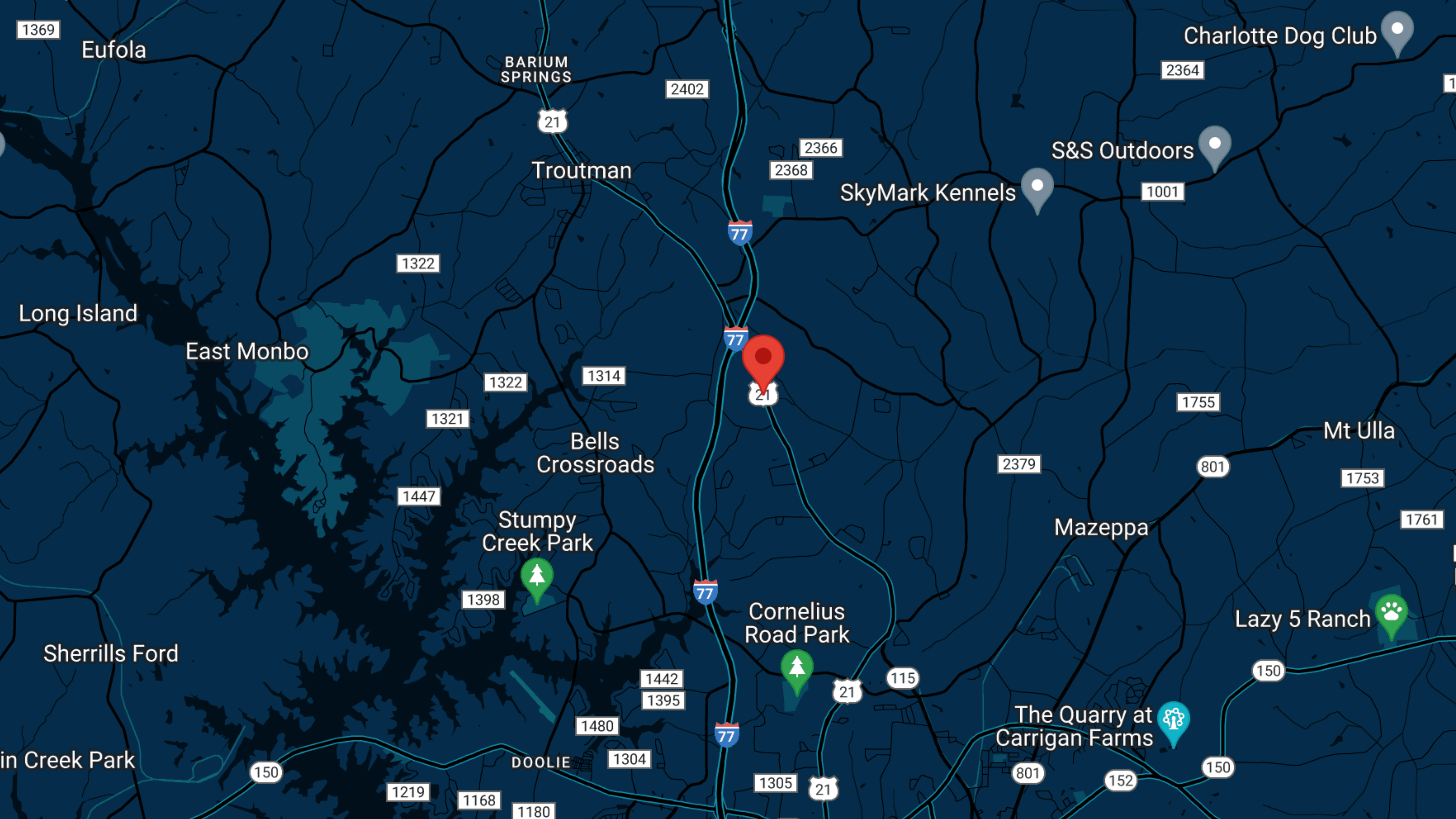


# Demographics

	POPULATION	MEDIAN HH INCOME	POP GROWTH
1 mile	923	\$60,628	37.3%
3 mile	10,626	\$76,960	26.9
5 mile	32,608	\$77,005	26.3

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# AREA MAP

255 new homes

187 lots under construction

222 lots under construction

Proposed Weather's Bend  
324 residential units

Proposed 458 apartments

Smith Village  
76 single family homes  
165 Townhomes under construction

Living Water Ministry





# Get Connected With Us



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