



# SHOPTON SQUARE

HIGHWAY 160 & SHOPTON ROAD, CHARLOTTE NC, 28269





**PROPERTY DESCRIPTION**

- Two 1,200 SF spaces available for lease – can be combined to 2,400 SF
- Shopton Square is located in southwest Charlotte, the area’s fastest growing submarket, and features easy access to I-485 and Charlotte Premium Outlets
- The center is situated minutes from Berewick, a 1,200+ acre multi-use master planned community that includes retail, office, hotel and residential. The average home closing price in Berewick is \$312,000, and new houses continue to be built every day
- The center sits at the signalized intersection of the highly traveled Steele Creek Road (18,000 VPD) and Shopton Road, across the street from the Steele Creek Commerce Park

TRAFFIC	
I-485	109,000 VPD
HIGHWAY 160	18,000 VPD
SHOPTON ROAD	8,600 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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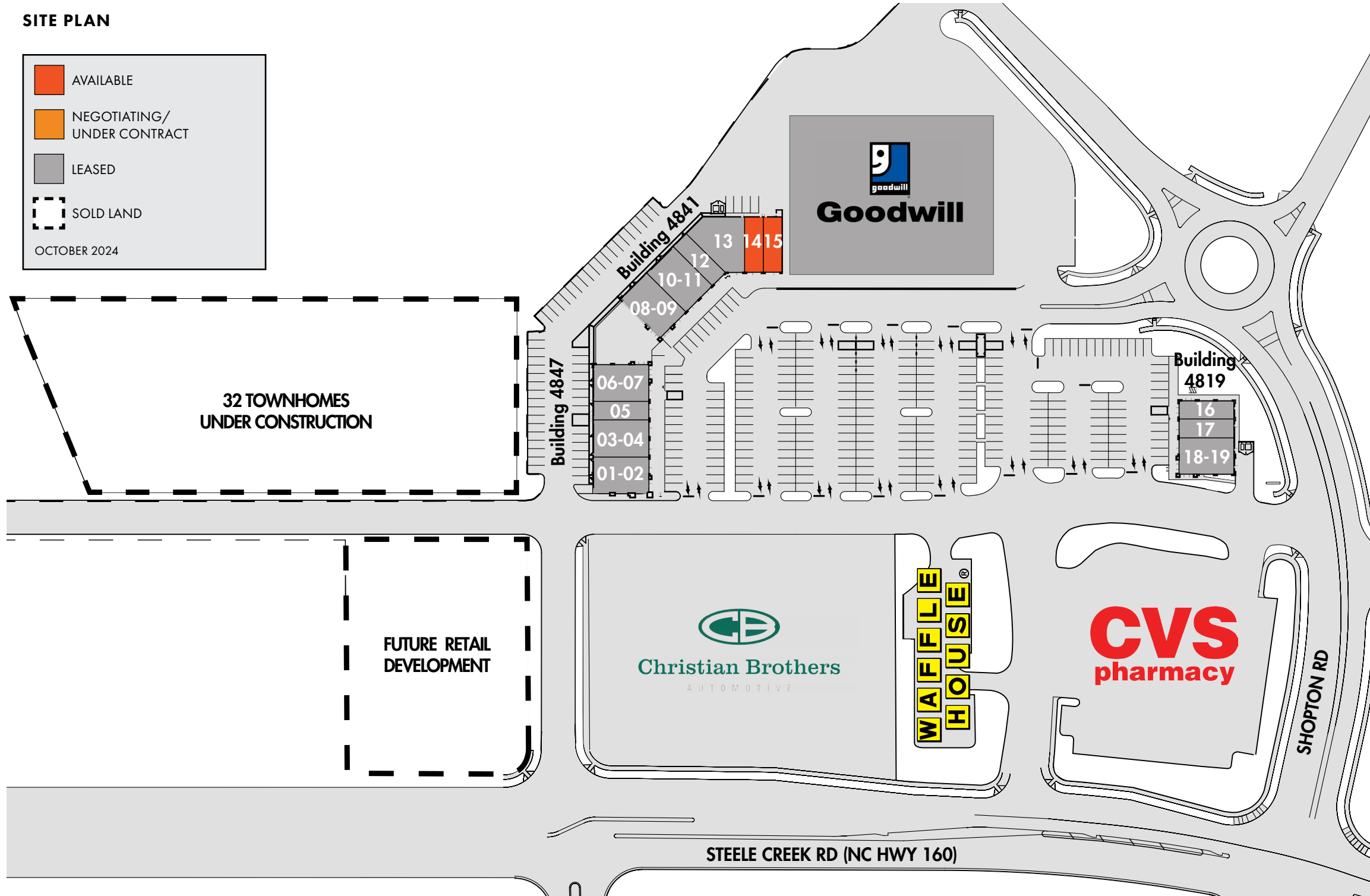


**SITE PLAN**

**Legend:**

- AVAILABLE
- NEGOTIATING/ UNDER CONTRACT
- LEASED
- SOLD LAND

OCTOBER 2024



**BUILDING 4847**

SUITE	TENANT	SF
01-02	ONE SIXTY SPORTS BAR	2,400
03-04	SHOPTON DENTAL	2,400
05	SMALLCAKES CUPCAKERY & CREAMERY	1,200
06-07	BONZAI THAI	2,400

**BUILDING 4841**

SUITE	TENANT	SF
08-09	GOLDEN FLAME HOT WINGS	2,400
10-11	PERFORMANCE STAFFING	2,400
12	MOJI TEAHOUSE	1,200
13	CAROLINA PERFORMING ARTS	2,650
14	AVAILABLE	1,200
15	AVAILABLE	1,200

**BUILDING 4819**

SUITE	TENANT	SF
16	PAPA JOHN'S	1,400
17	PAYMORE	900
18-19	CRYSTAL NAIL BAR	2,400

**OUTPARCEL**

TENANT	SF
ANCHOR GOODWILL	21,000
CHRISTIAN BROTHERS AUTOMOTIVE	1.72 AC

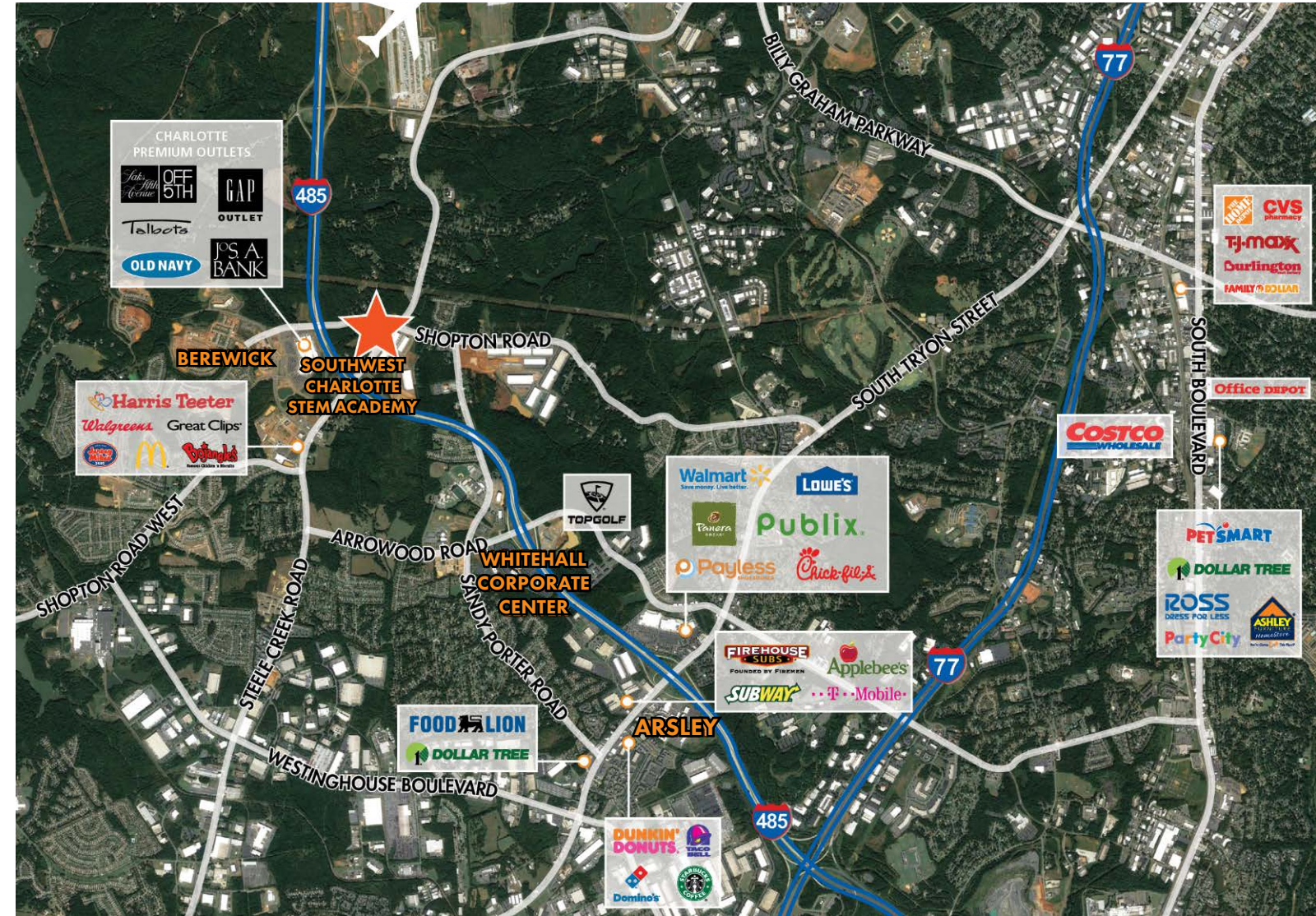
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**DEMOGRAPHICS**

**1 MILE RADIUS**

	2,672 ESTIMATED POPULATION 2024
	34.3 MEDIAN AGE
	\$359,798 MEDIAN HOME VALUE 2024
	\$137,913 AVG HOUSEHOLD INCOME

**3 MILE RADIUS**

	33,846 ESTIMATED POPULATION 2024
	34.3 MEDIAN AGE
	\$342,838 MEDIAN HOME VALUE 2024
	\$133,467 AVG HOUSEHOLD INCOME

**5 MILE RADIUS**

	101,773 ESTIMATED POPULATION 2024
	35.2 MEDIAN AGE
	\$360,892 MEDIAN HOME VALUE 2024
	\$112,195 AVG HOUSEHOLD INCOME

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