



CHESTNUT
WEST



2835 CHESNUT LANE | STALLINGS, NC

CHESTNUT WEST

1,200 SF - 9,000 SF AVAILABLE FOR LEASE



PROJECT DETAILS

CHESTNUT WEST • 1,200 SF - 9,000 SF AVAILABLE FOR LEASE

AVAILABLE SPACE

1,200 SF - 9,000 SF Available for Lease

TRAFFIC COUNTS

8,939 ADT on Chestnut Ln

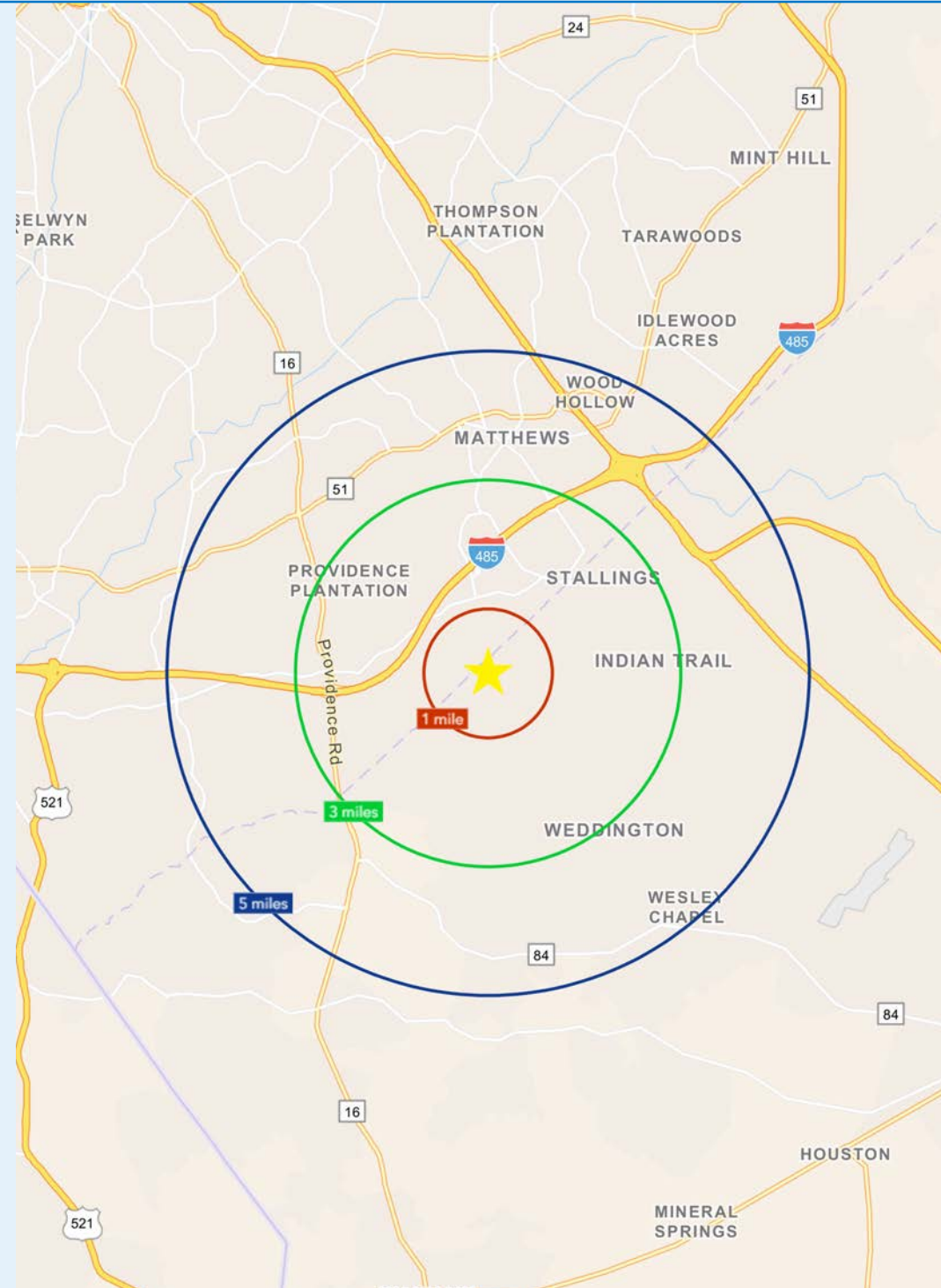
PROPERTY HIGHLIGHTS

- Planned neighborhood strip retail center being delivered in Q2 of 2027
- Located within a dense and growing residential trade area ideal for high-frequency uses
- Prominent corner positioning along a major commuter route
- Excellent ingress/egress with traffic-calming infrastructure (roundabout) that enhances access vs. traditional signalized congestion
- Strong rooftop density plus an ample parking field is critical for:
 - Site down restaurants
 - Local coffee and lunch/dinner concepts
 - Medical office patients
 - Service-oriented tenants

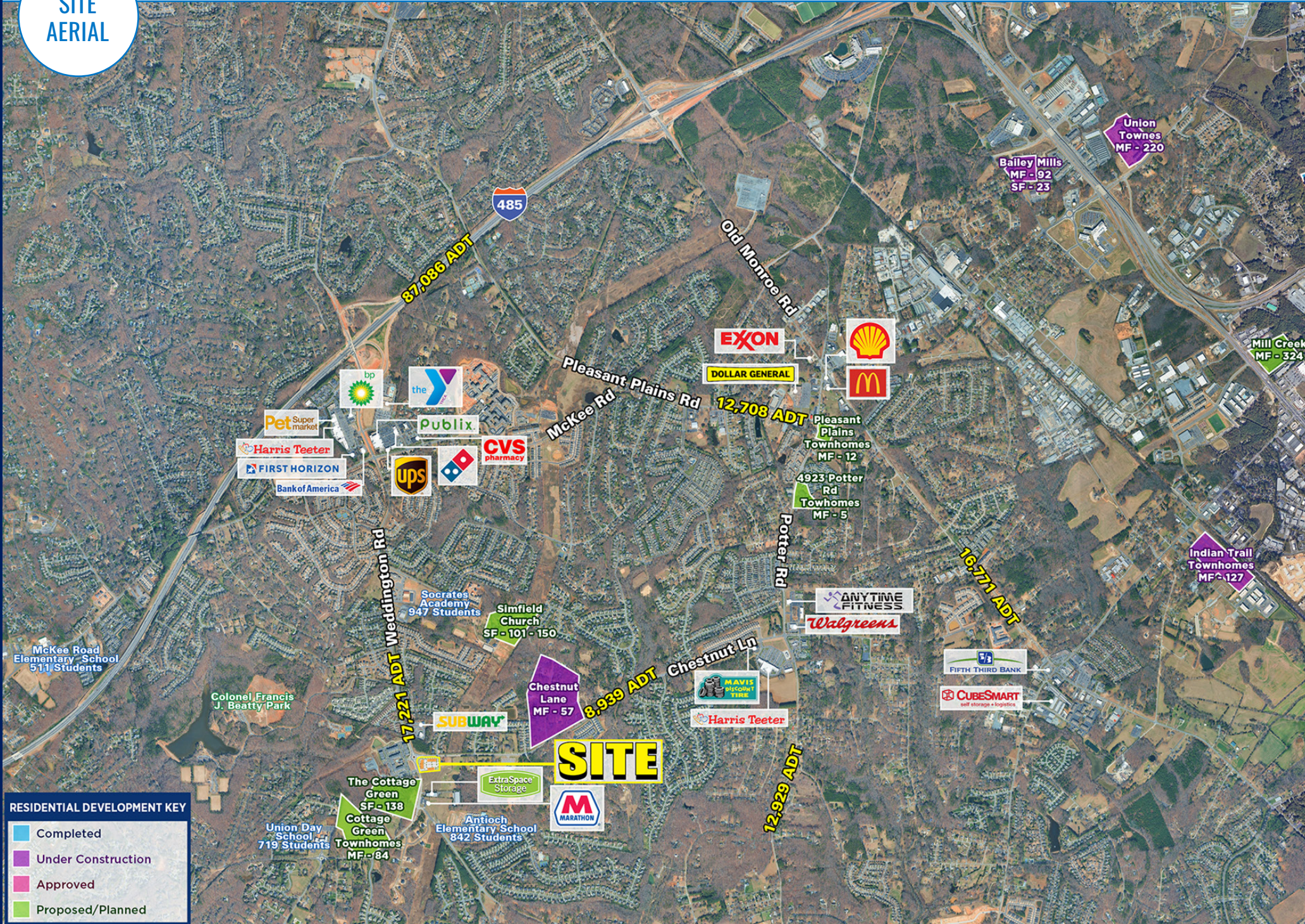
LEASE RATE

Call to discuss

	1 MILE	3 MILE	5 MILE
 POPULATION	6,679	54,159	144,286
 DAYTIME POPULATION	4,783	45,698	142,828
 MEDIAN HH INCOME	\$142,146	\$135,834	\$130,430



SITE AERIAL



RESIDENTIAL DEVELOPMENT KEY

■	Completed
■	Under Construction
■	Approved
■	Proposed/Planned

SITE
AERIAL



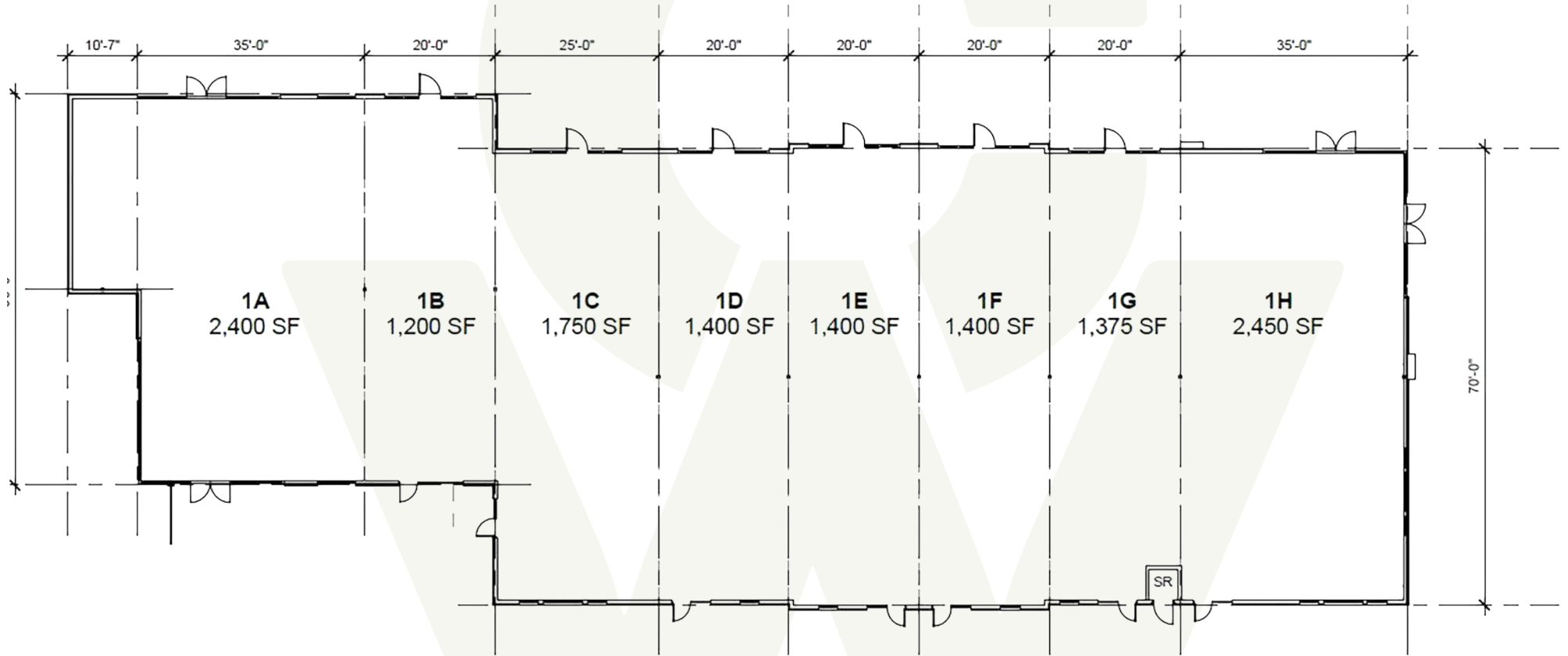
SITE PLAN

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LEASING
PLAN

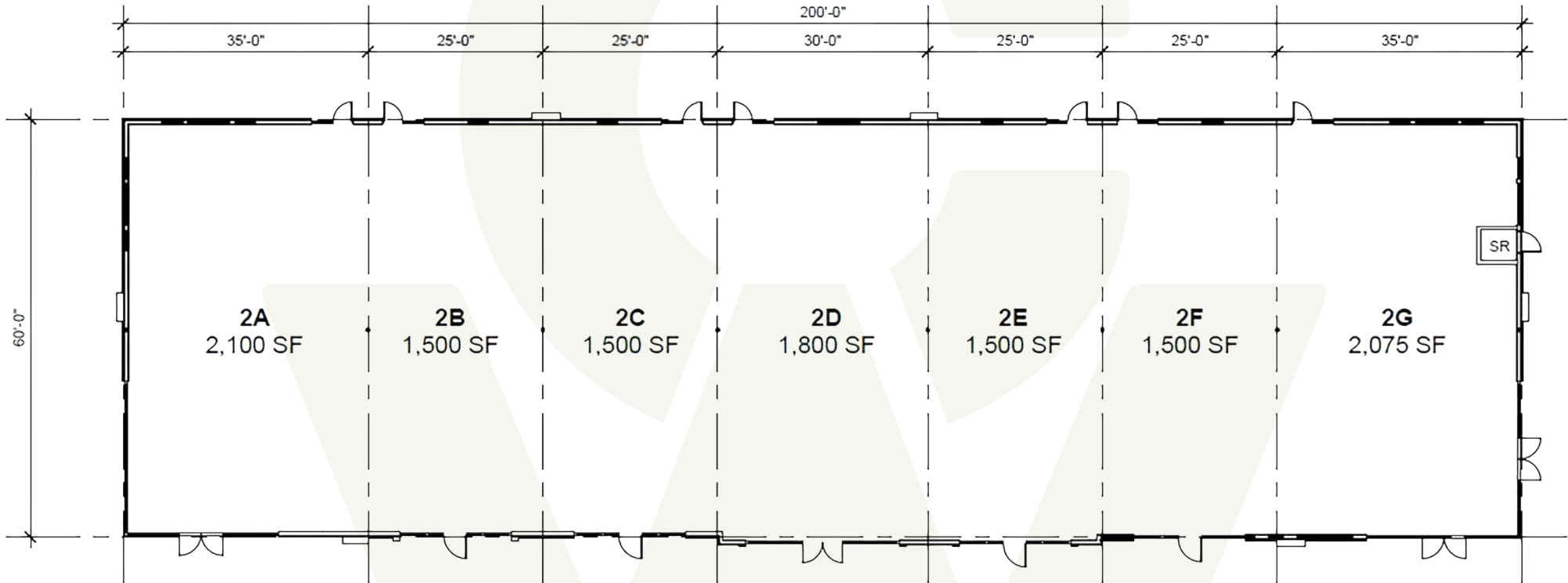
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BUILDING 1 LEASING PLAN

LEASING
PLAN

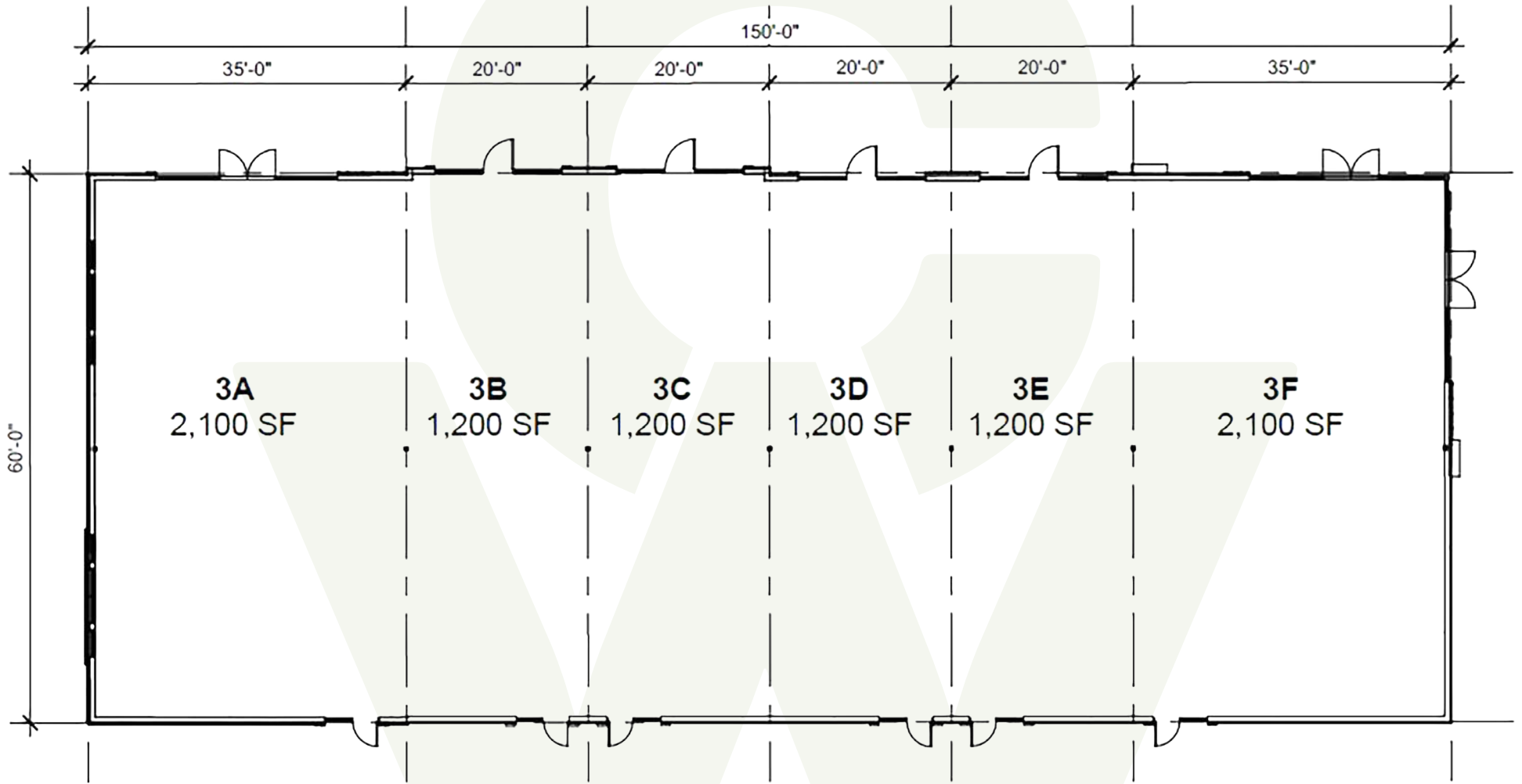
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BUILDING 2 LEASING PLAN

LEASING
PLAN

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BUILDING 3 LEASING PLAN

ELEVATION



BUILDING 1 TERRACE RENDERING



BUILDING 3 PARKING LOT RENDERING

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