

ATLAS REALTY GROUP PRESENTS

TROUTMAN

• FOR LEASE •



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

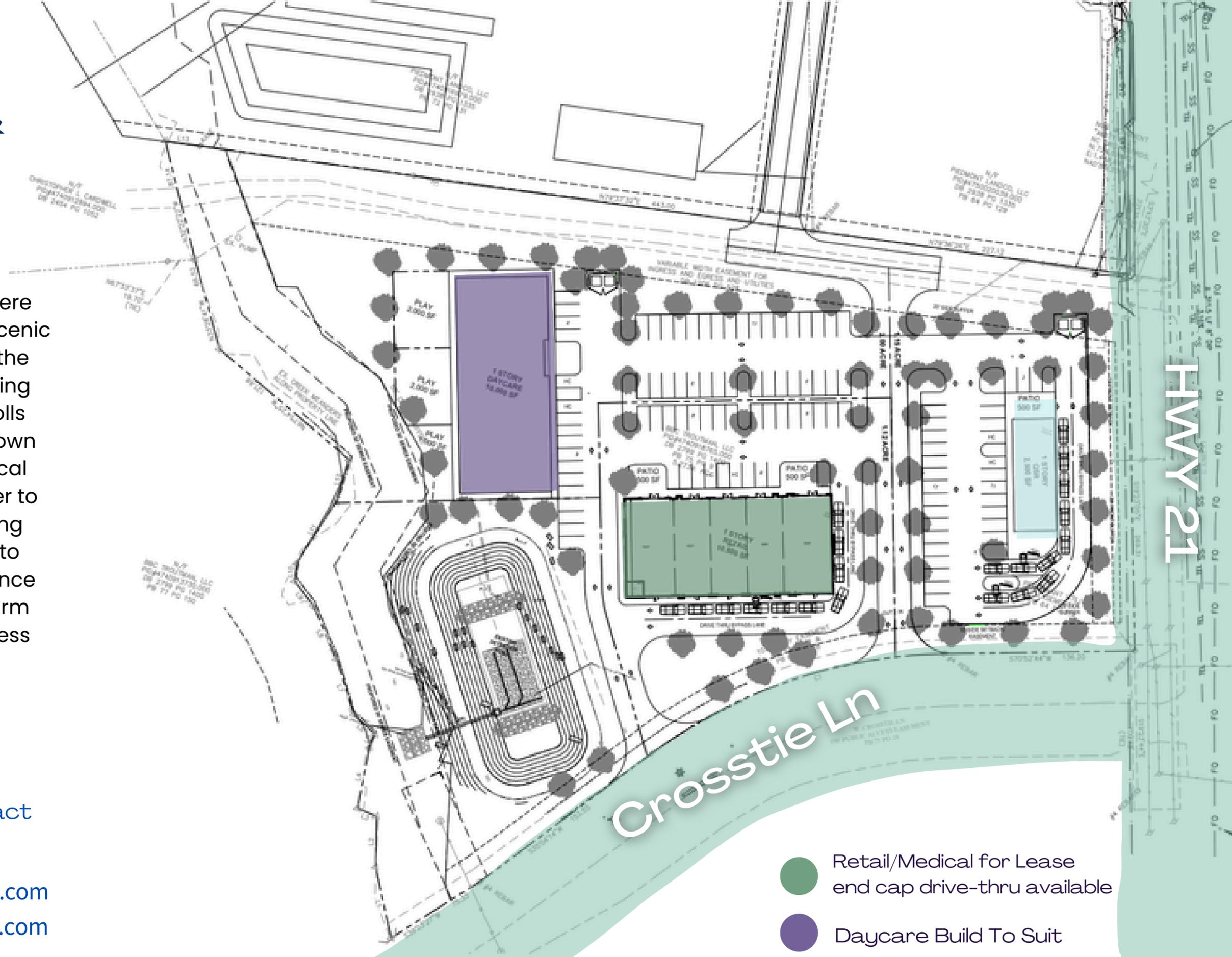
Troutman offers a welcoming atmosphere and a relaxed pace of life. Known for its scenic beauty and proximity to Lake Norman, the town attracts outdoor enthusiasts seeking adventure on the water or leisurely strolls along its nature trails. Its historic downtown exudes a nostalgic charm, featuring local 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

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Crosstie Ln

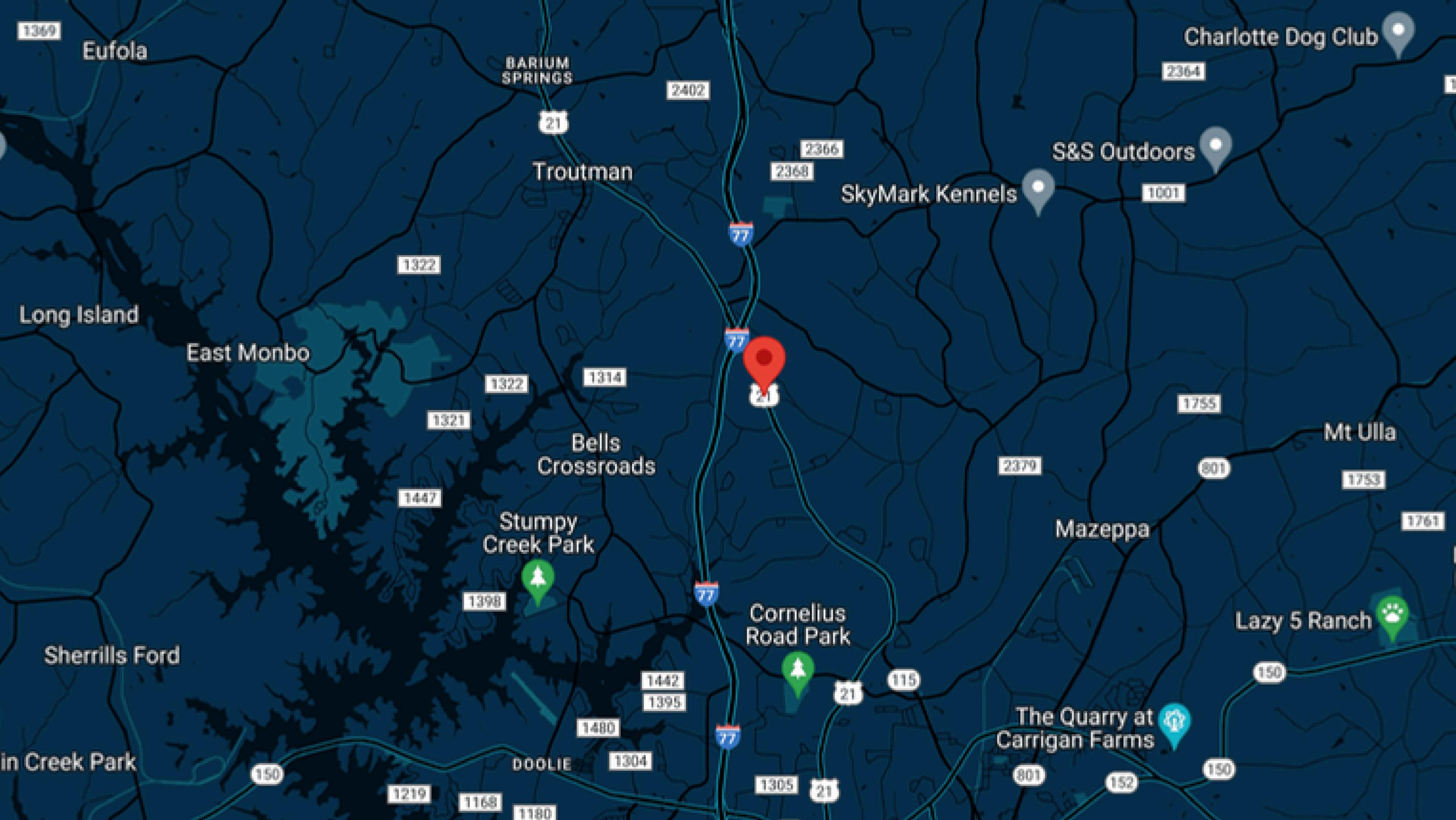
HWY 21

- 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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1369

Eufola

BARIUM SPRINGS

2402

Charlotte Dog Club

2364

21

Troutman

2366

2368

S&S Outdoors

1001

SkyMark Kennels

1322

Long Island

East Monbo

1322

1314

1321

Bells Crossroads

1447

Stumpy Creek Park

1398

77

Cornelius Road Park

2379

801

Mt Ulla

1753

1761

Mazeppa

Sherrills Ford

in Creek Park

150

DOOLIE

1442

1395

1480

1304

77

1305

21

115

The Quarry at Carrigan Farms

801

152

150

Lazy 5 Ranch

150

1219

1168

1180

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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[Atlasrealty.group](https://atlasrealty.group)



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