



# SHOPTON SQUARE

HIGHWAY 160 & SHOPTON ROAD, CHARLOTTE NC, 28269

1,200 SF AVAILABLE FOR LEASE





PROPERTY DESCRIPTION

- 1,200 SF barbershop space available for lease
- 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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Senior Associate/Broker  
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Licensed Real Estate Broker

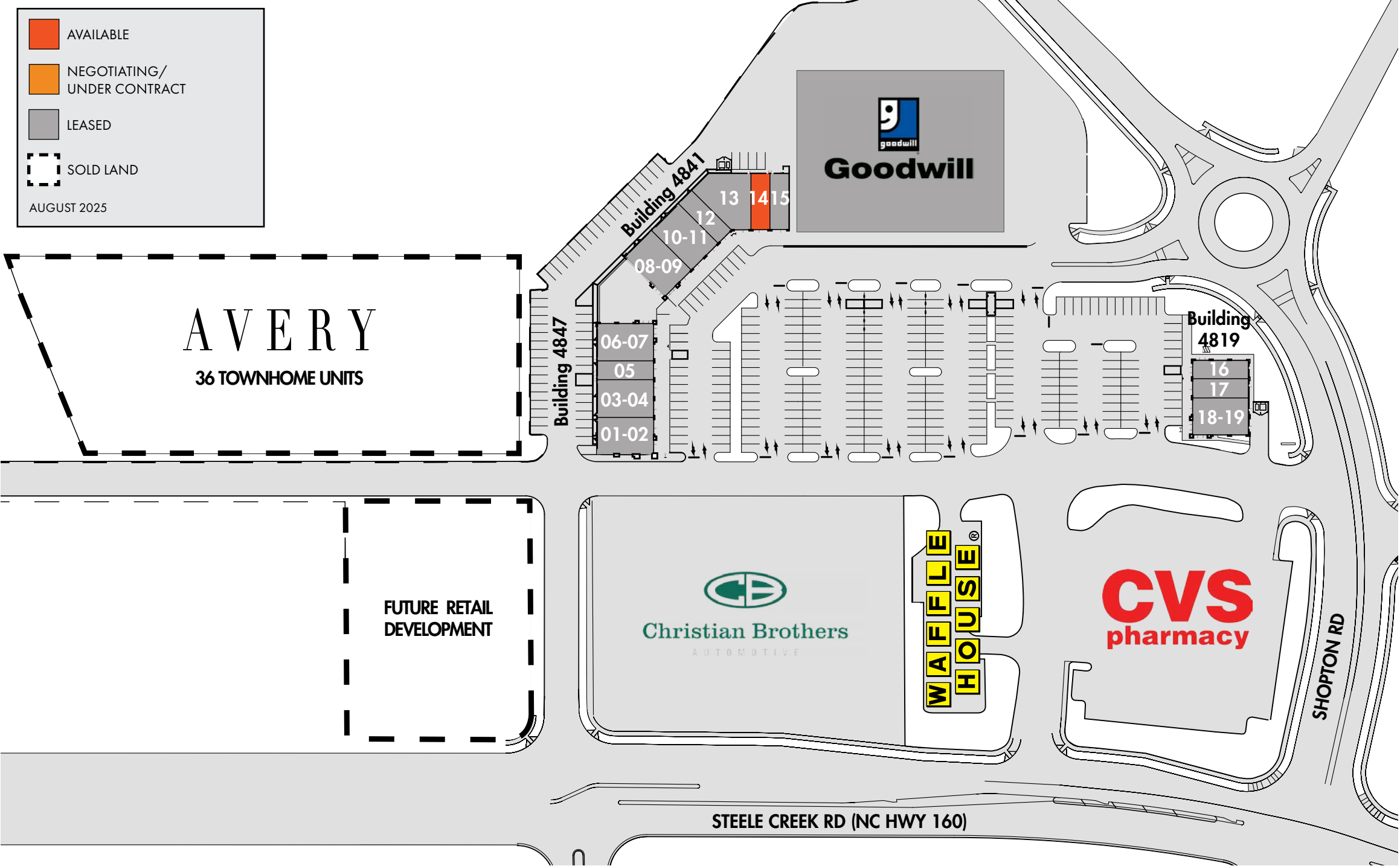
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SITE PLAN



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	CHARLOTTE PERFORMING ARTS	2,650
14	AVAILABLE	1,200
15	THE KIDDIECADE	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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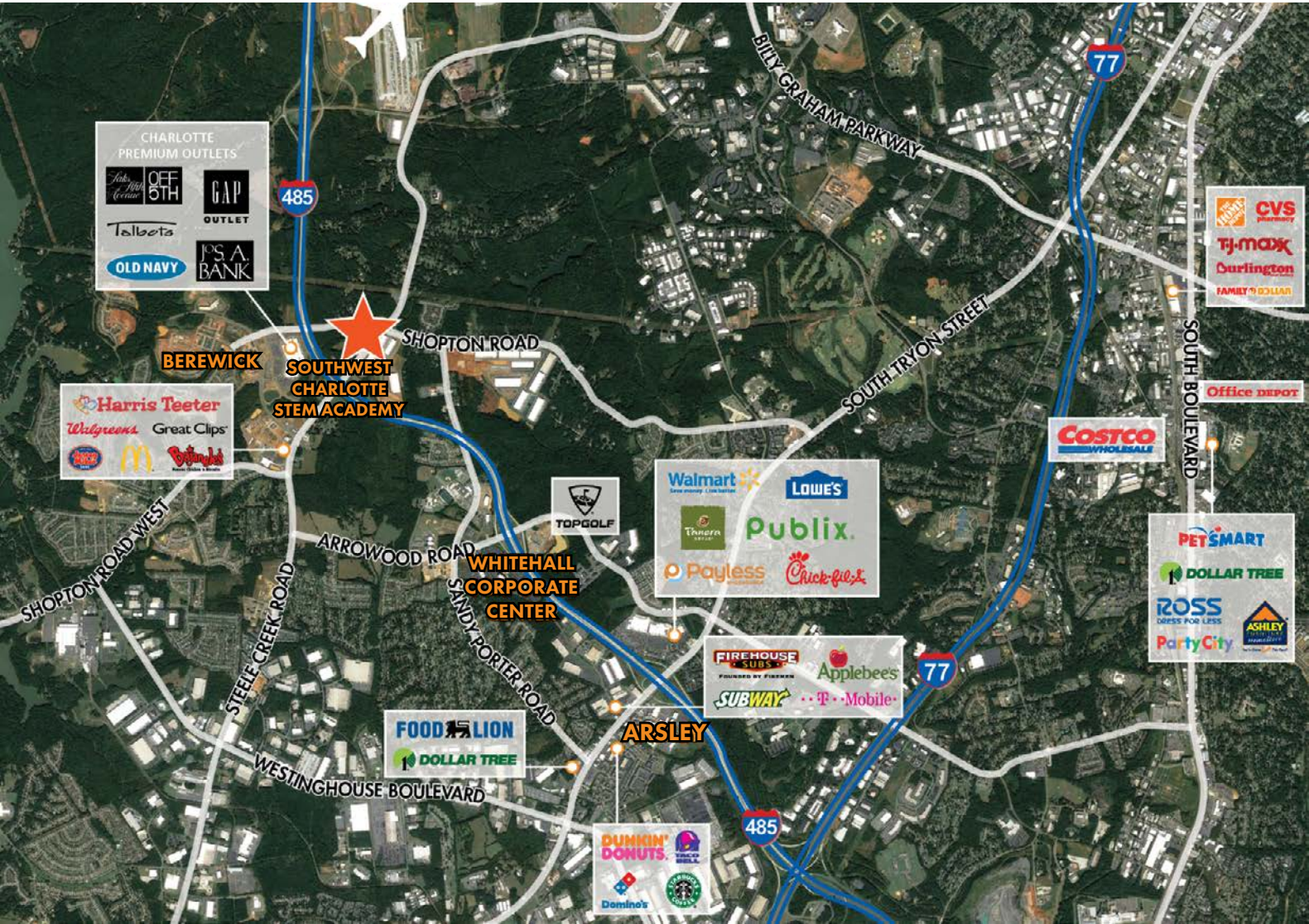
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DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
 2,672 ESTIMATED POPULATION 2024	 33,846 ESTIMATED POPULATION 2024	 101,773 ESTIMATED POPULATION 2024
 34.3 MEDIAN AGE	 34.3 MEDIAN AGE	 35.2 MEDIAN AGE
 \$359,798 MEDIAN HOME VALUE 2024	 \$342,838 MEDIAN HOME VALUE 2024	 \$360,892 MEDIAN HOME VALUE 2024
 \$137,913 AVG HOUSEHOLD INCOME	 \$133,467 AVG HOUSEHOLD INCOME	 \$112,195 AVG HOUSEHOLD INCOME

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