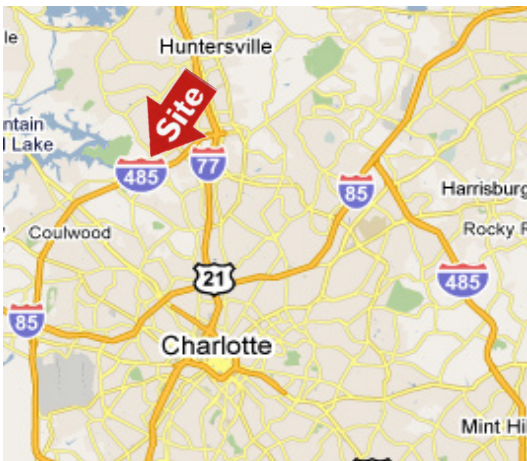


PECAN RIDGE

Mt. Holly-Huntersville Road & W.T. Harris Blvd.
Charlotte, NC 28216

LEASING | Stanford Garnett
direct: 704.206.8345
sgarnett@collettre.com



DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile
Population	6,717	34,550	133,295
Projected Pop. (2028)	7,208	39,373	153,747
Avg. Household Income	\$106,756	\$95,387	\$104,833

TRAFFIC COUNTS

WT Harris & Mt. Holly-Huntersville Rd.	17,000
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PROPERTY DETAILS

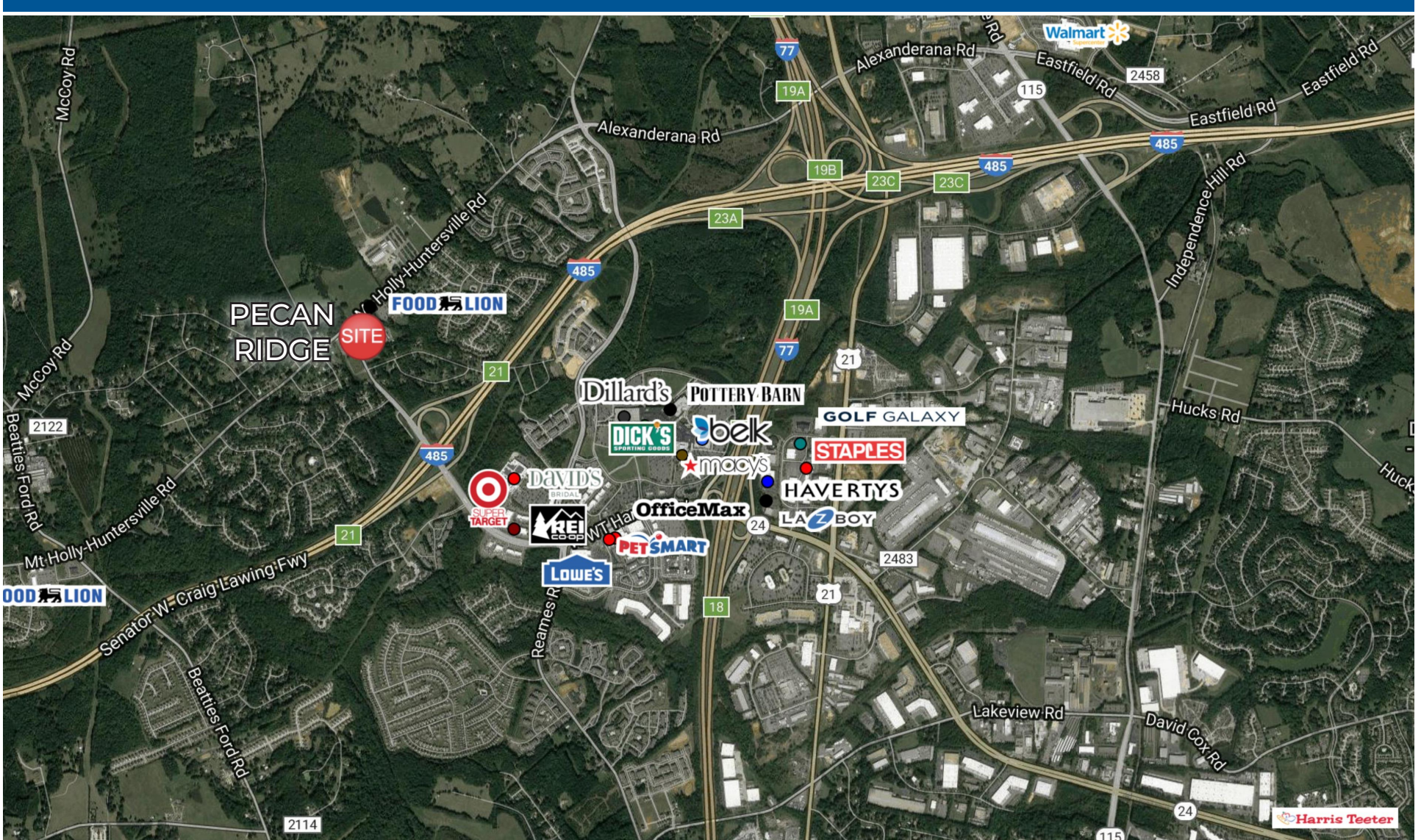
- 1,400 SF Available
- Anchored by Food Lion
- 2.1 miles from Northlake Mall (Macy's, Belk's, Dillard, Dick's & AMC Theatres)
- 1.8 miles from Perimeter Woods (Target, Lowes Home Improvement, Best Buy, PetSmart & Office Max)
- 1.4 miles from NorthCrest (Target, REI, Old Navy)
- Convenient to I-485

1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
704.206.8300 | WWW.COLLETTRE.COM



PECAN RIDGE AERIAL

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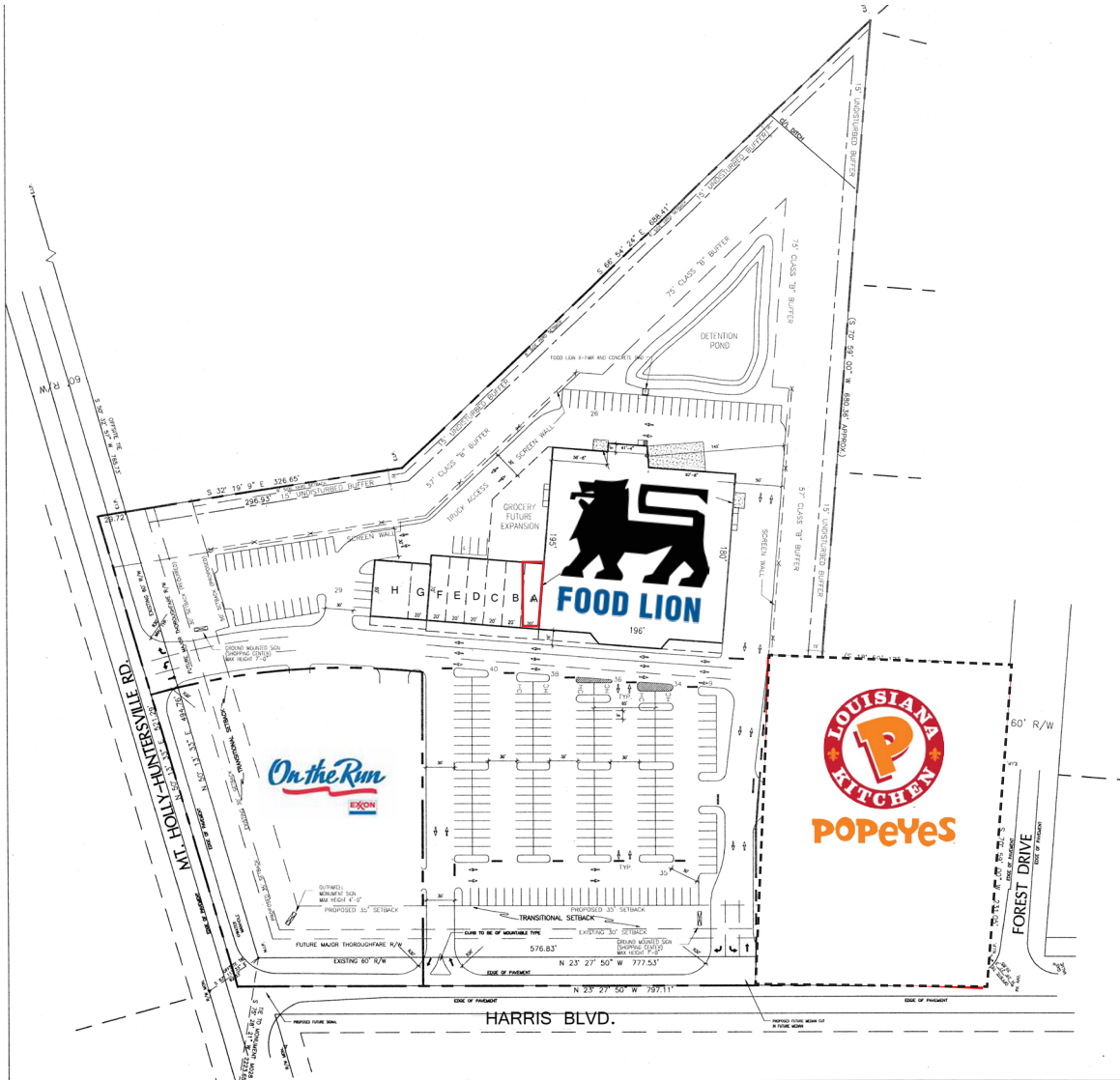


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PECAN RIDGE SITE PLAN

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TENANTS

	Food Lion	38,100
A	AVAILABLE	1,400
B	Mandarin Restaurant	1,400
C	Boost Mobile	1,400
D	Hair Premier Barber	1,400
E	Tacos and Tortilla Factory	1,400
F	Modern Nails and Tan	1,400
G	The Hemp Doctor	1,200
H	Tony's Pizza	2,400

OUTPARCELS

- I On The Run (EXXON)
- II Popeyes

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