

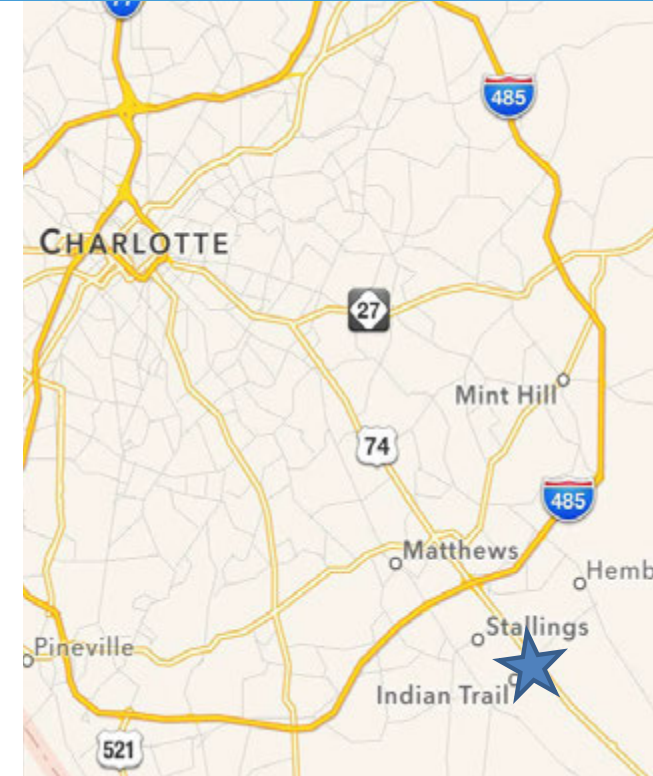
INDIAN TRAIL PLAZA

13803 INDEPENDENCE BLVD (HWY 74), INDIAN TRAIL, NC 28079

RETAIL SPACE
FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 2,400 SF FOR LEASE LOCATED BEHIND CHICK-FIL-A



PROPERTY HIGHLIGHTS

- ± 2,400 SF available
- Please call for rates
- Highly visible space behind Chick-Fil-A
- Co-tenants include: Rossini's Italian Restaurant, Boost Mobile, InStyle Hair Salon, Happy Nails, State Farm Insurance, Donut House, Gotro Sports Chiropractic office and Vaping Xtreme
- One of the fastest growing submarkets in the Carolinas

DEMOGRAPHICS



POPULATION

3 Miles: 42,759
5 Miles: 116,755
7 Miles: 207,282



AVG. HH INCOME

3 Miles: \$98,543
5 Miles: \$109,756
7 Miles: \$112,548



DAYTIME EMPLOYEES

3 Miles: 27,024
5 Miles: 79,383
7 Miles: 136,061

TRAFFIC COUNTS

67,500 VPD on Hwy 74 in front of Chick-Fil-A
14,000 VPD on Indian Trail Fairview Rd
(NCDOT Traffic Counts as of October 2020)

BROKER CONTACT

DOWELL FINCH
704.927.2889
dfinch@newsouthprop.com



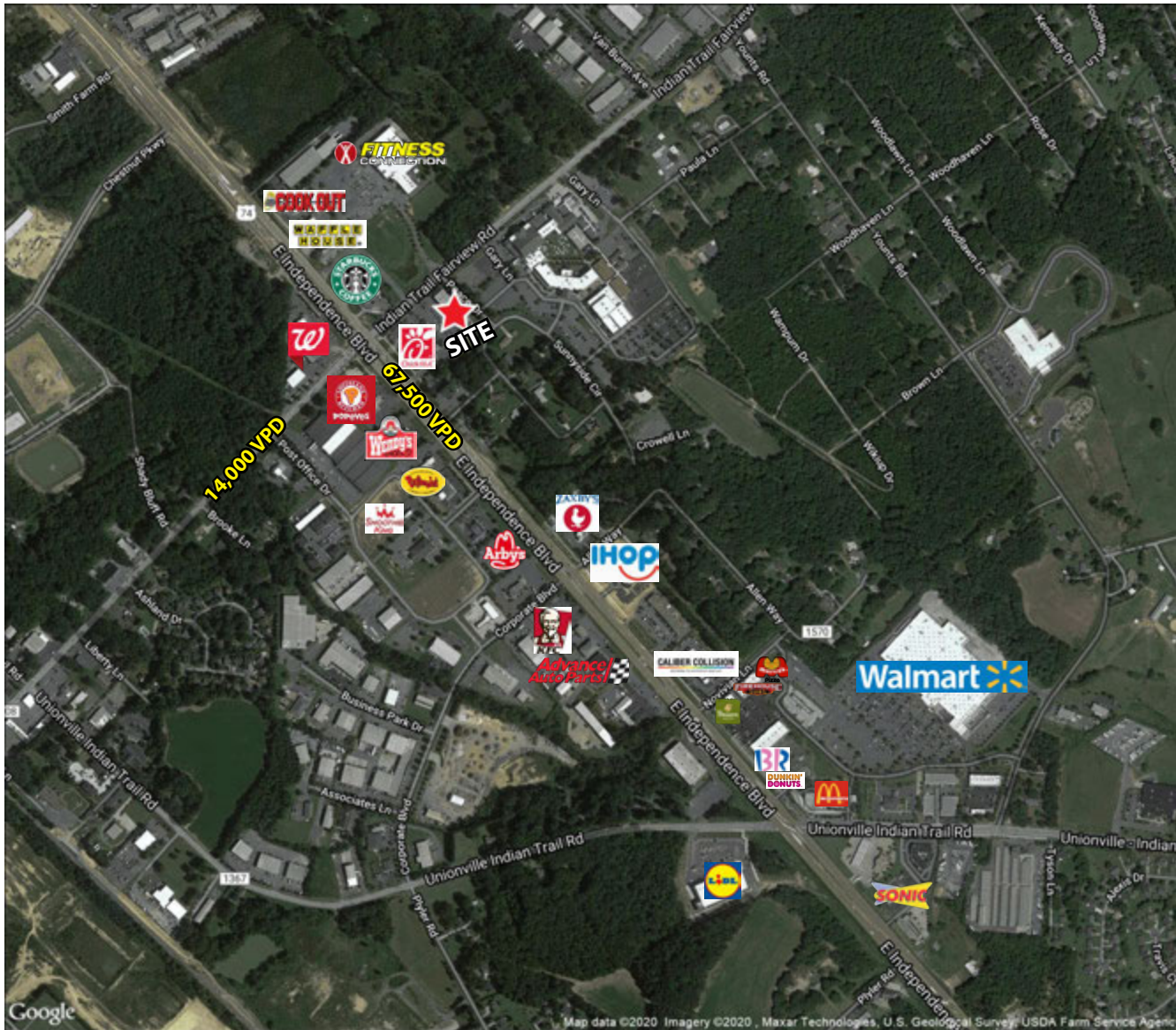
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AERIAL

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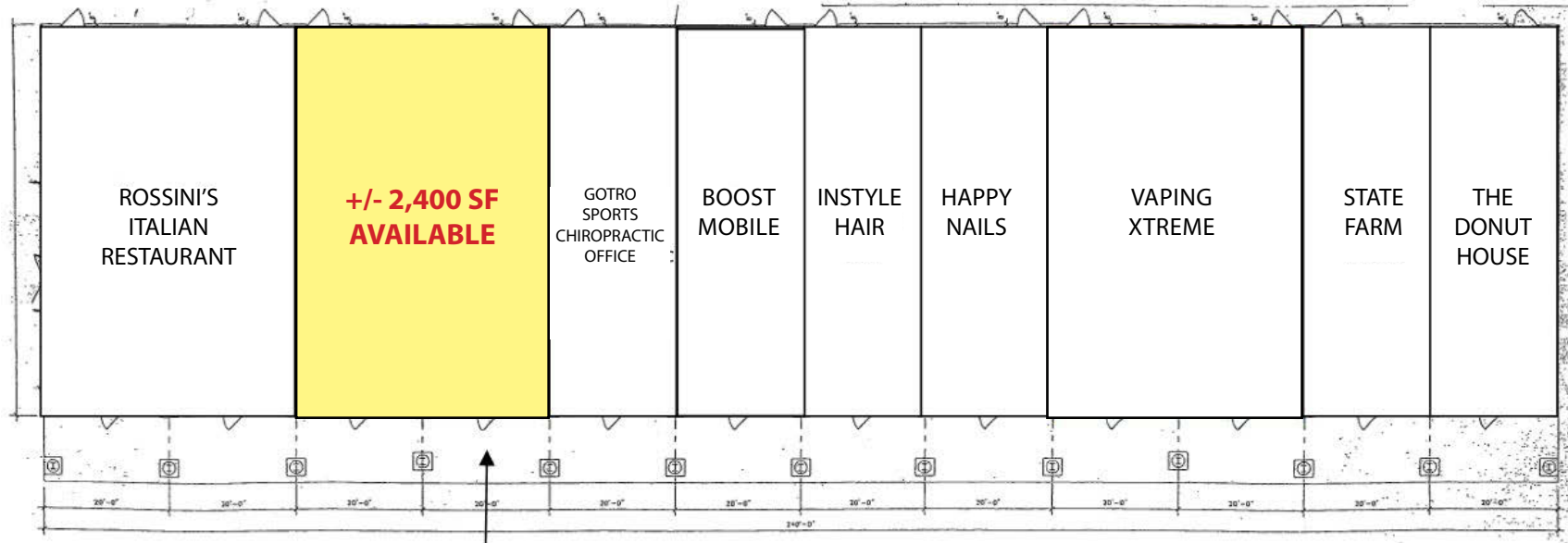
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SITE PLAN

NS New South
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