

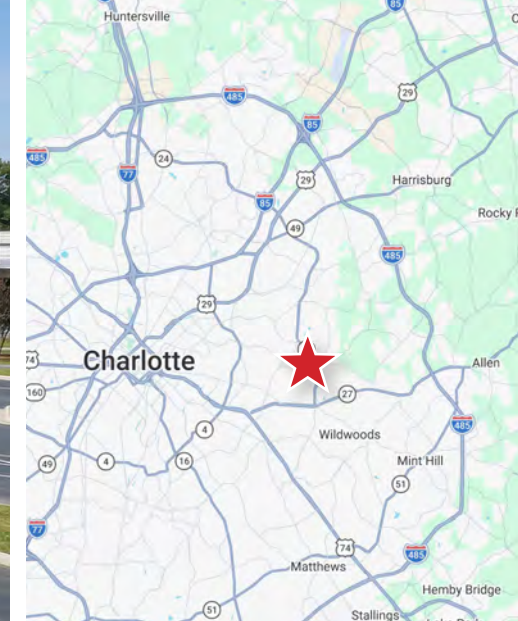
HICKORY GROVE MARKET

7008 E W.T. HARRIS BLVD, CHARLOTTE, NC 28215

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 1,300 - 8,552 SF RETAIL SPACE AVAILABLE



PROPERTY INFORMATION:

- Food Lion Anchored Since 1996 | 2026 Renewal Executed
- Family Dollar Tenant Since 2007 | \$1.9M in 2024 Sales
- Capital improvements coming to the center in 2026 and early 2027
- 300K+ Annual Visits | Strong Consumer Traffic
- Prime Charlotte Location | 246K+ Population Within 5 Miles
- **CALL BROKERS FOR PRICING**

DEMOGRAPHICS (2026):



POPULATION

1 Mile: 10,246
3 Miles: 102,605
5 Miles: 225,037



AVG. HH INCOME

1 Mile: \$76,909
3 Miles: \$128,202
5 Miles: \$137,731



DAYTIME EMPLOYEES

1 Mile: 3,411
3 Miles: 101,452
5 Miles: 198,282

BROKER CONTACT:

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This aerial map displays a commercial property outlined in red, situated at the intersection of E.W.T. Harris Blvd and Hickory Grove Rd. The property is adjacent to the Charlotte-Mecklenburg Library and Eagle Medical Center. Surrounding businesses include King, Jiffy Lube, Starbucks, Papa John's, and LibertyX. A callout box in the top left corner lists additional nearby businesses: Food Lion, Webtax, Family Dollar, and others. Traffic volume data indicates 18,033 VPD on Hickory Grove Rd. Yellow arrows show traffic flow at the intersections.



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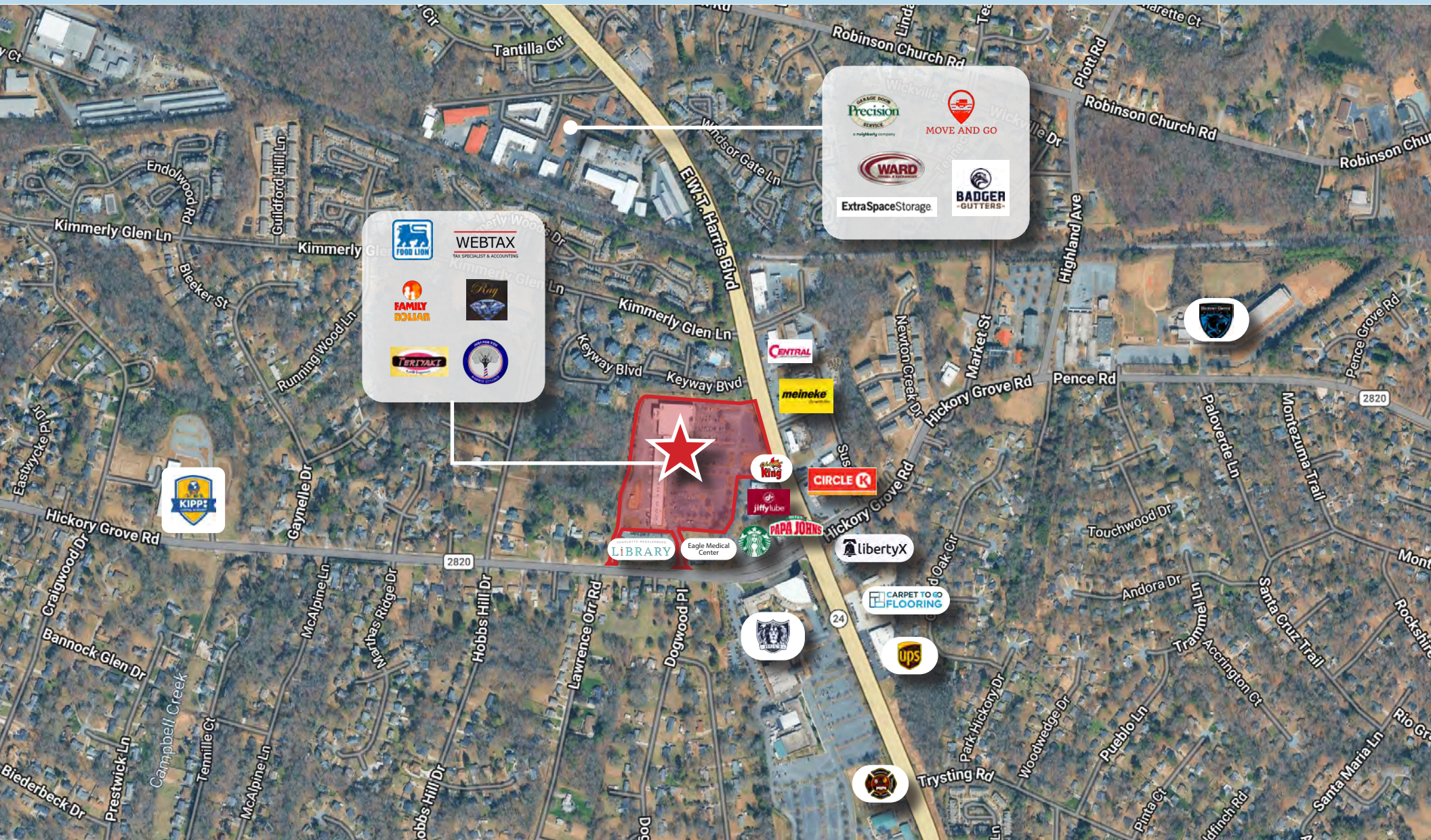
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CORRIDOR AERIAL

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SITE PLAN

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HICKORY GROVE MARKET		
SUITE	TENANT	SF
1-2	Why Not Pizza	2,600
3	Louisiana Fried Chicken	1,300
4	Charlotte Family Pharmacy	1,300
5 - 6	2B Clean Laundromat	2,600
7 - 9	Vacant	3,954
10	Signature Style Collection	1,246
11	Vacant	1,300
12	Just for you Barber & Styling	1,300
13	Hair Defined Salon	1,283
14	Nail Trix	1,300
15	Webtax	1,300
16	Vacant	1,300
17 - 18	Sav-Mor Beauty Supply	3,851
19 - 20	Vacant	5,863
21 - 22	Vacant	2,689
19 - 22	Vacant	8,552
23	Hickory Grove Tobacco	1,404
24	Teriyaki Express	1,985
7006	Family Dollar	10,220
7004	Food Lion	35,700

POTENTIAL OUTPARCEL



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DEMOGRAPHICS



1 MILE

3 MILE

5 MILE

2025 Estimated Population	9,930	101,294	256,837
2030 Projected Population	9,659	99,353	265,203
Projected Annual Growth (2026-2031)	-270 (-0.5%)	-1,941 (-0.4%)	8,366 (+0.7%)

HOUSEHOLDS

2025 Estimated Households	3,766	37,638	101,788
2030 Projected Households	3,695	37,211	106,250

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$73,659	\$80,251	\$98,418
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BUSINESSES

2025 Estimated Total Businesses	450	3,242	9,173
2025 Estimated Total Employees	2,489	20,239	56,929



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