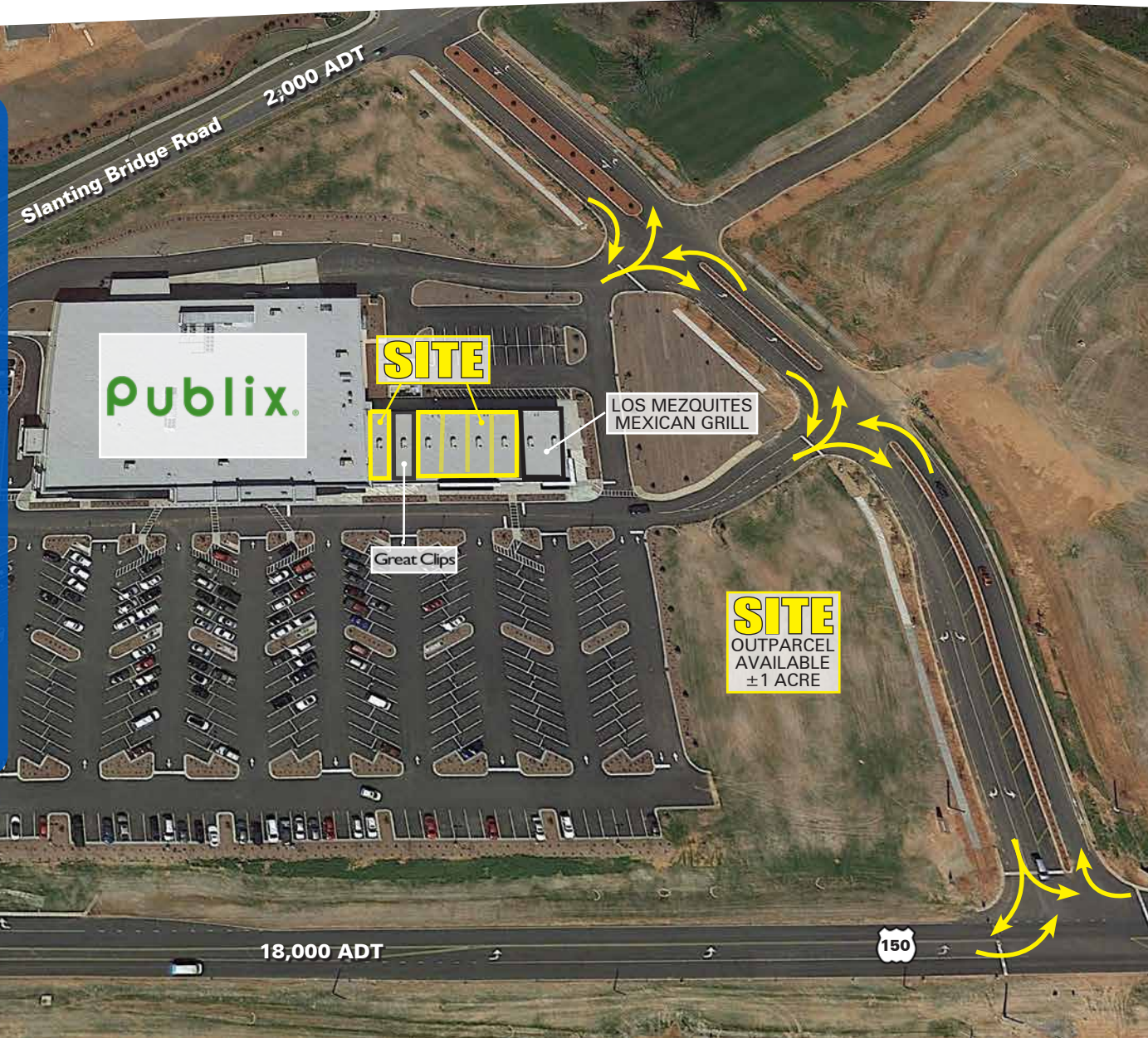


# Villages At Sherrills Ford

## 7,000 SF Available and ±1 Acre Outparcel

- Five ±1,400 SF Spaces Available
- Newly developed Publix anchored center located at Hwy 150 and Slanting Bridge Rd.
- 18,000 ADT on Hwy 150
- Additional retail, residential & commercial development planned nearby
- Join Publix, Great Clips, Grand Nails and Los Mezquites Mexican Grill



| 2018 DEMOGRAPHICS | 3 MILE   | 5 MILE   | 7 MILE   |
|-------------------|----------|----------|----------|
| Population        | 7,124    | 27,880   | 50,053   |
| Avg HH Income     | \$94,929 | \$93,967 | \$99,846 |

Davis Kirby  
980.498.3290  
dkirby@atlanticretail.com

Robey Spratt  
704.697.1901  
rspratt@atlanticretail.com



**Essex Homes**  
153 HOMES

PROPOSED FUTURE INDEPENDENT LIVING FACILITY  
195 UNITS

PROPOSED FUTURE SELF-STORAGE

**D-R HORTON**  
*America's Builder*  
165 HOMES

PLANNED FUTURE MEDICAL OFFICE



**Publix SITE**

SHERRILLS FORD FIRE & RESCUE

PROPOSED FUTURE MULTIFAMILY SITE  
405 APARTMENTS

PROPOSED FUTURE RETAIL AND COMMERCIAL SPACE

THE BOAT RACK


  
**\$80,253**      **18,000**  
 MED HH INCOME      ADT ON NEARBY  
 IN 3 MILE RADIUS      HWY 150



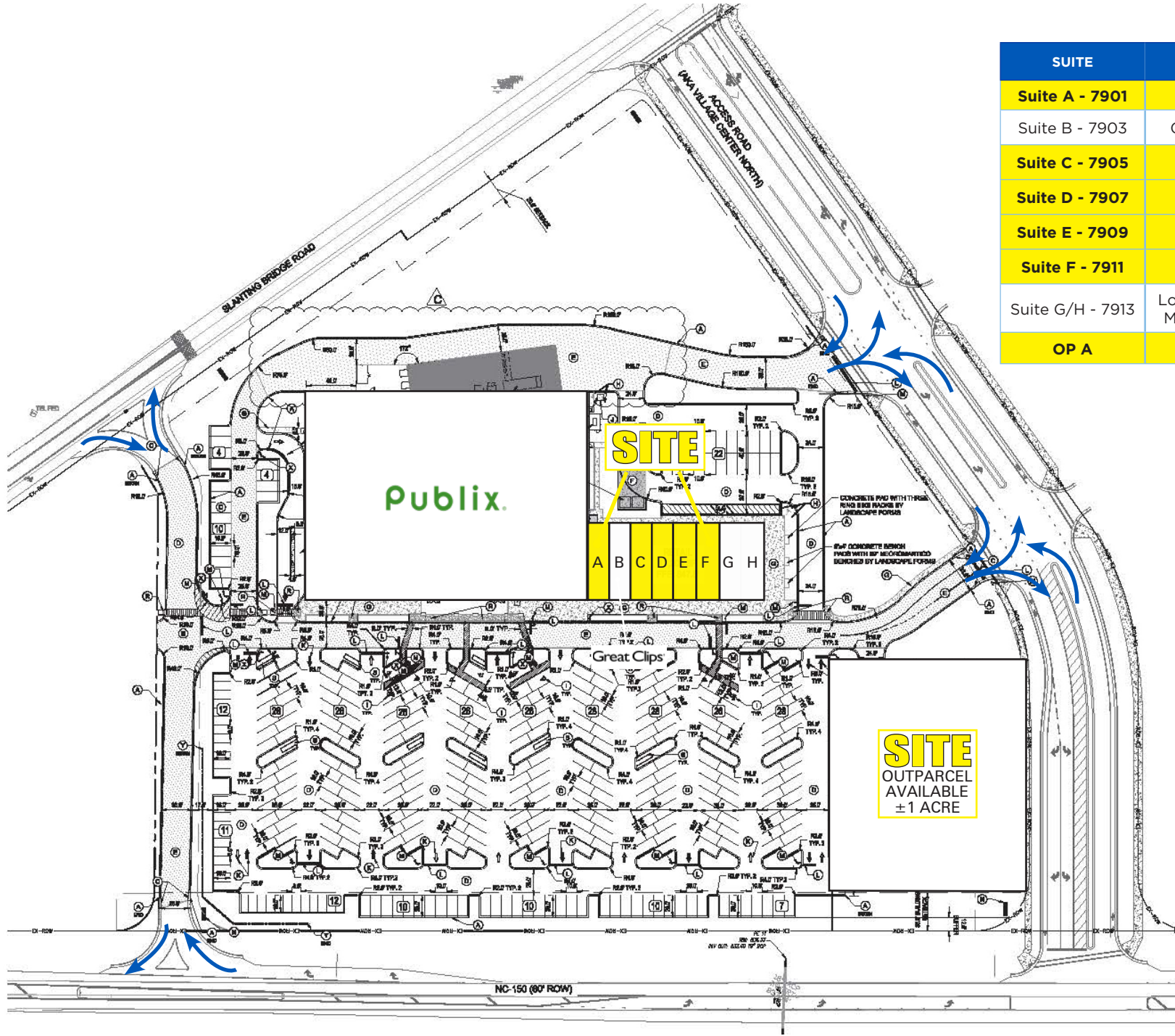
SHERRILLS FORD, NC  
**7883 Village Center North**

PLANNED DEVELOPMENT

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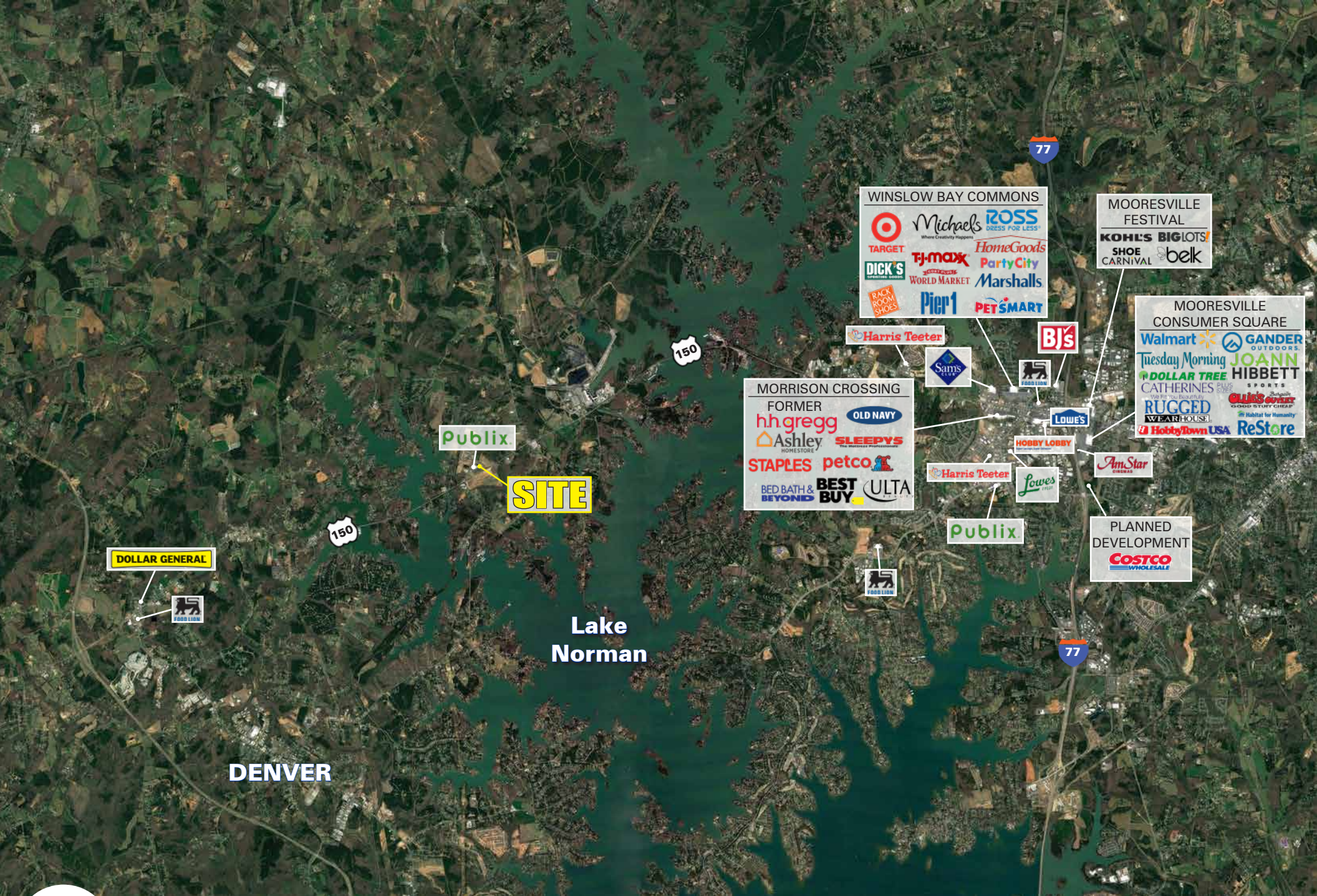
| SUITE                 | TENANT                      | SF             |
|-----------------------|-----------------------------|----------------|
| <b>Suite A - 7901</b> | <b>Available</b>            | <b>1,400</b>   |
| Suite B - 7903        | Great Clips                 | 1,400          |
| <b>Suite C - 7905</b> | <b>Available</b>            | <b>1,400</b>   |
| <b>Suite D - 7907</b> | <b>Available</b>            | <b>1,400</b>   |
| <b>Suite E - 7909</b> | <b>Available</b>            | <b>1,400</b>   |
| <b>Suite F - 7911</b> | <b>Available</b>            | <b>1,400</b>   |
| Suite G/H - 7913      | Los Mezquites Mexican Grill | 2,800          |
| <b>OP A</b>           | <b>Available</b>            | <b>±1 Acre</b> |



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DENVER

Lake Norman

Publix

**SITE**

DOLLAR GENERAL



WINSLOW BAY COMMONS

- Target
- Michaels
- ROSS DRESS FOR LESS
- DICK'S
- TJ-maxx
- HomeGoods
- PartyCity
- WORLD MARKET
- Marshall's
- Pier 1
- PET SMART
- RACE ROOM SHOES

MOORESVILLE FESTIVAL

- KOHL'S BIG LOTS!
- SHOE CARNIVAL
- belk

MOORESVILLE CONSUMER SQUARE

- Walmart
- GANDER OUTDOORS
- Tuesday Morning JOANN
- DOLLAR TREE
- HIBBETT
- CATHERINES PLUS
- RUGGED WEARHOUSE
- ReStore
- HobbyTown USA
- AmStar

MORRISON CROSSING

FORMER

- OLD NAVY
- h.h.gregg
- Ashley HOMESTORE
- SLEEPY'S
- STAPLES
- petco
- BED BATH & BEYOND
- BEST BUY
- ULTA

- Harris Teeter
- Sams Club
- BJ's
- LOWE'S
- HOBBY LOBBY
- Publix
- Lowe's

PLANNED DEVELOPMENT

- COSTCO WHOLESALE



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