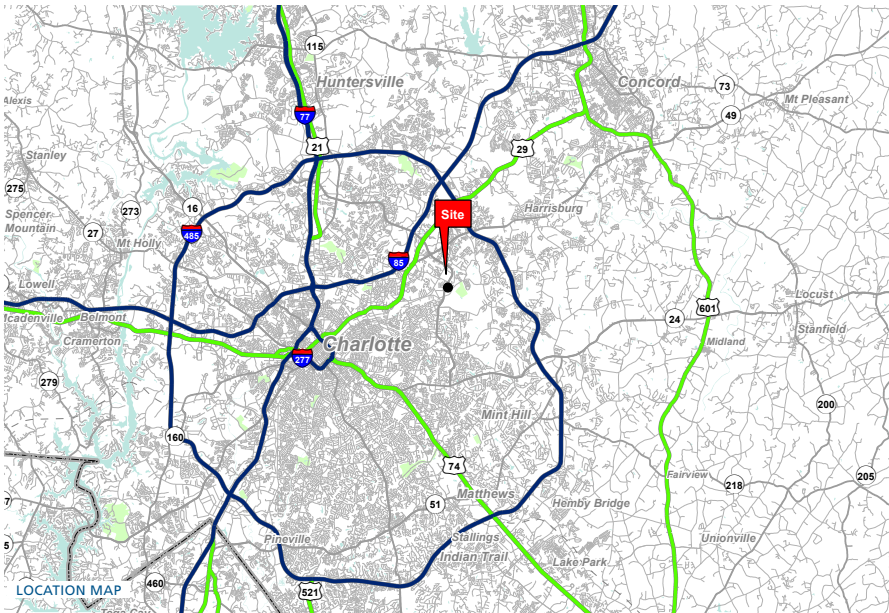




# ROCKY RIVER CENTRE

2935 EAST WT HARRIS BLVD. | CHARLOTTE NORTH CAROLINA 22807



## PROPERTY INFORMATION

AVAILABLE SPACE:	Suite B: 1,750 SF Suite C: 1,400 SF Suite D: 1,400 SF *Can be combined for total of 4,550 SF.
TOTAL GLA:	43,874 SF
YEAR BUILT:	2005
ESTIMATED TICAM:	\$3.18 / SF
LEASE RATE:	<b>Please Call</b>

## PROPERTY DESCRIPTION

Rocky River Centre is located on the southeast corner of E WT Harris Boulevard and Rocky River Road. The retailers include Food Lion, Advance Auto Parts, Asian Garden, and Salon Zen. Rocky River Centre sits within 3 miles of CPCC Cato campus (5,200 students), CHS University hospital (100 beds) and UNCC (24,500 students). The center offers a unique opportunity in one of the city's fastest growing areas which will experience greater accessibility with the opening of the Lynx light rail extension.

## DEMOGRAPHICS (2016)

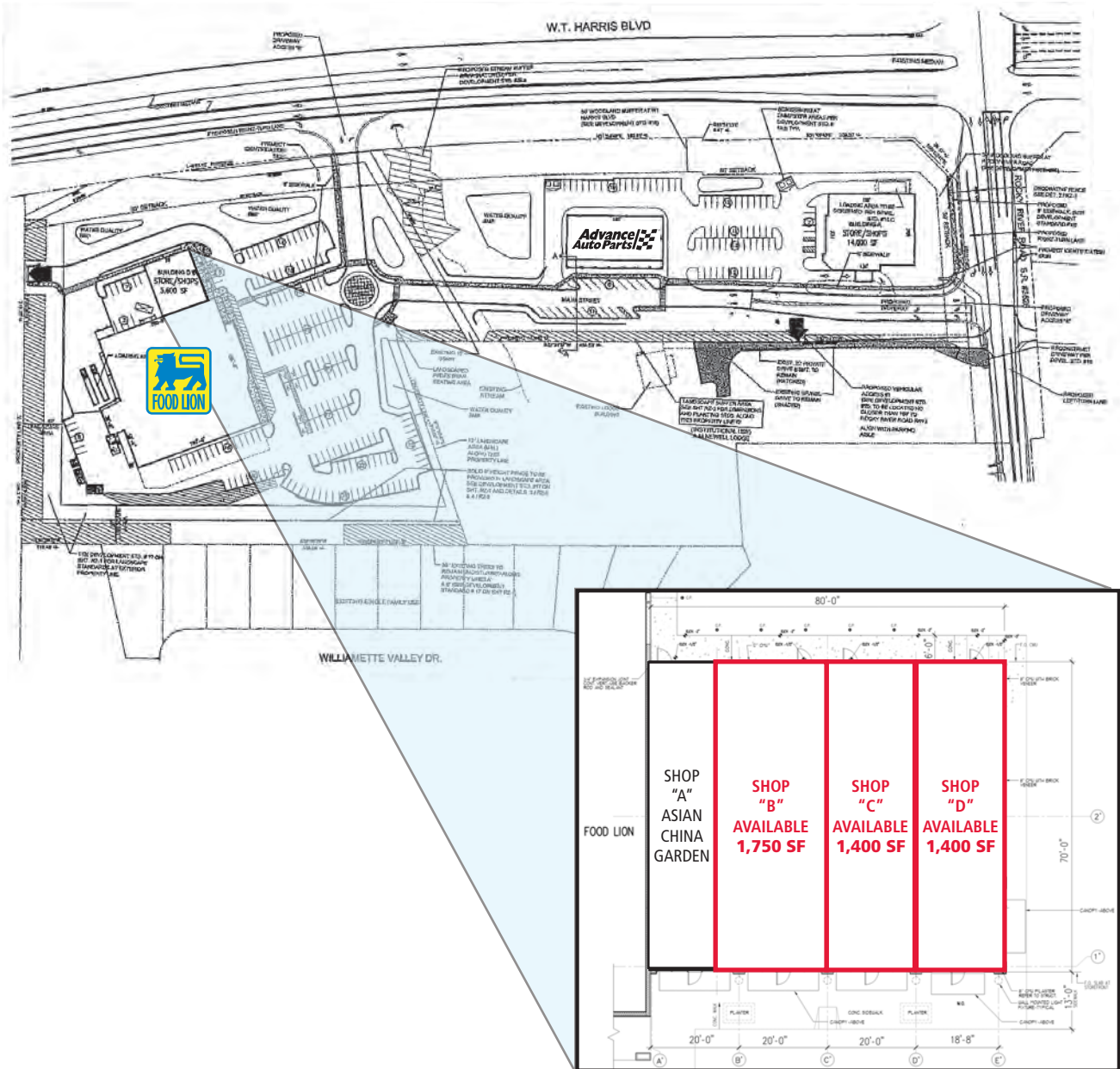
	1 MILE	3 MILE	5 MILE
POPULATION	4,452	71,645	206,422
AVERAGE HH INCOME	\$59,918	\$56,017	\$55,505
MEDIAN HH INCOME	\$46,694	\$47,175	\$46,506
BUSINESS ESTABLISHMENTS	143	2,052	6,136
DAYTIME EMPLOYMENT	1,704	20,509	78,433

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737

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## TRAFFIC COUNTS 2016 (NCDOT)

- 52,000 VPD at the intersection of Rocky River Road and East WT Harris Blvd.

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