

# Sherrills Ford Retail

Hwy 150 and Sherrills Ford Rd,  
Sherrills Ford, NC 28673

Lake Norman

## Retail & Medical Spaces For Lease



# Property Overview

## Property Specifications

Address	Sherrills Ford Rd at Hwy 150 Sherrills Ford, NC 28682
Property Type	Retail/Medical
Delivering	2025
County	Catawba
Access	via Sherrills Ford Rd & Hwy 150
Signage	Building & Monument

## Demographics

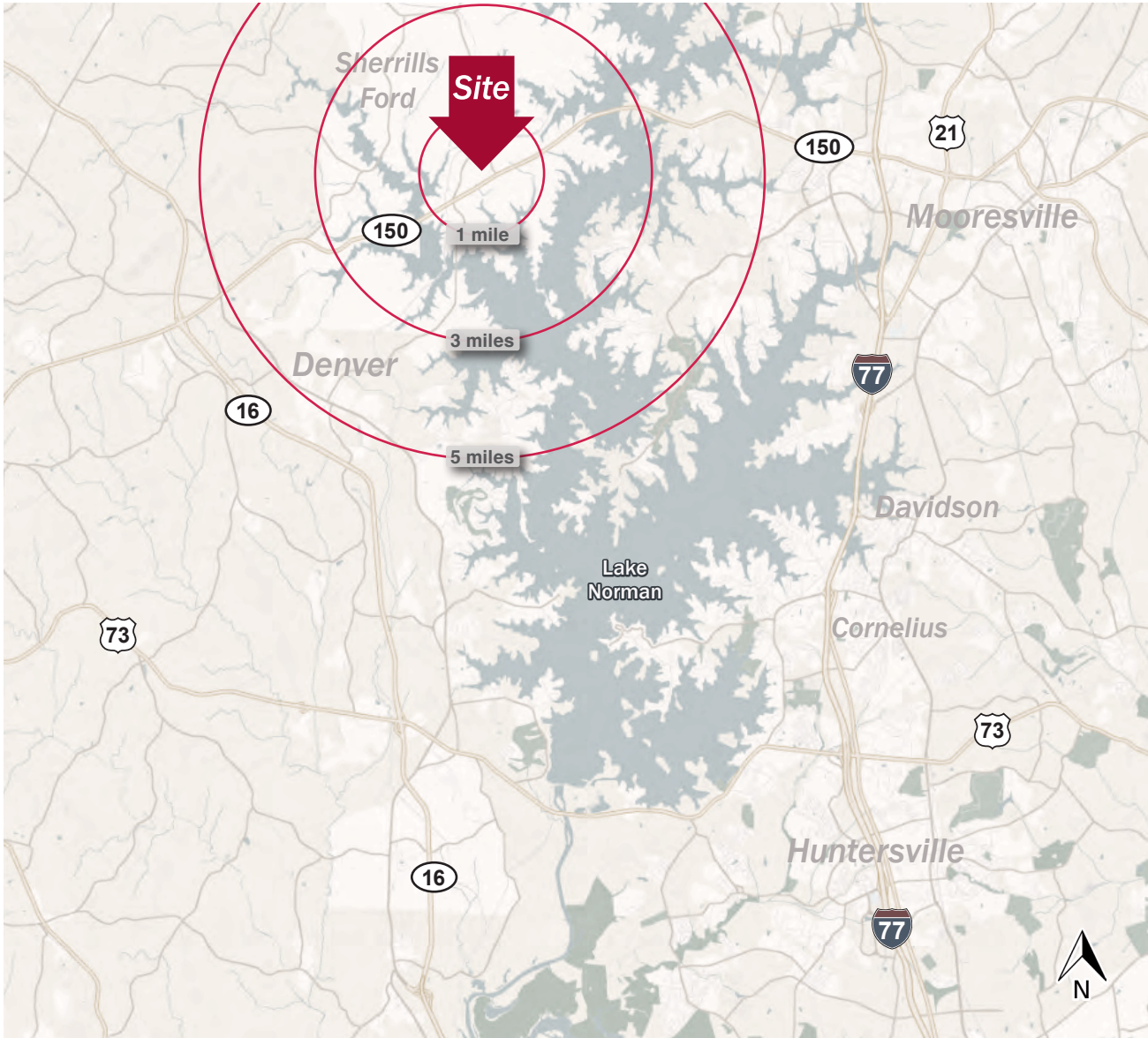
	1 mile	3 mile	5 mile
Population	1,953	9,017	32,745
Growth Rate	10.96%	5.27%	2.26%
Avg. HH Income	\$126,684	\$143,490	\$161,686

Source: Esri® 2023

## Traffic Count

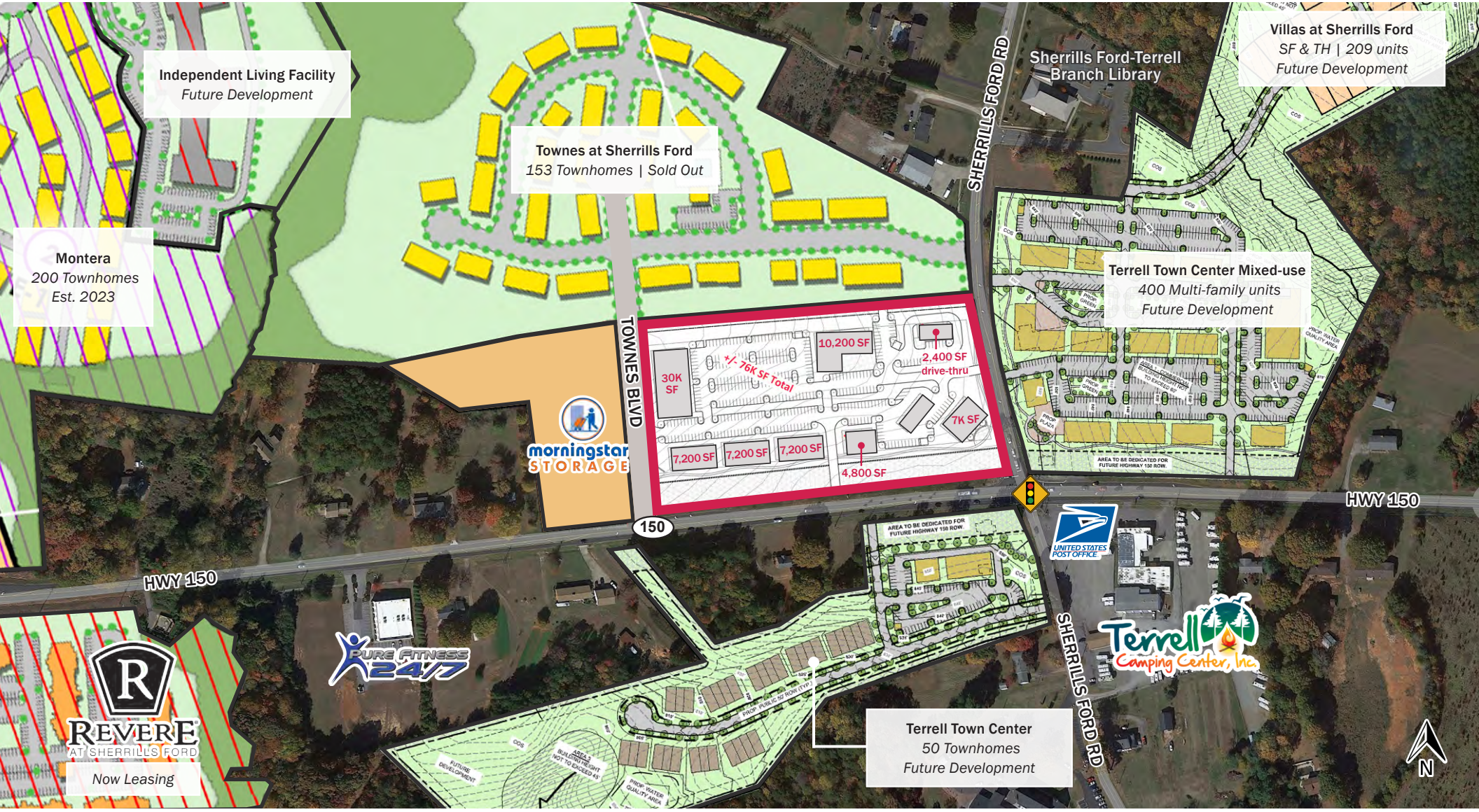
Source: NCDOT

	AADT
Sherrills Ford Road	5,400 (2023)
Highway 150	19,000 (2023)

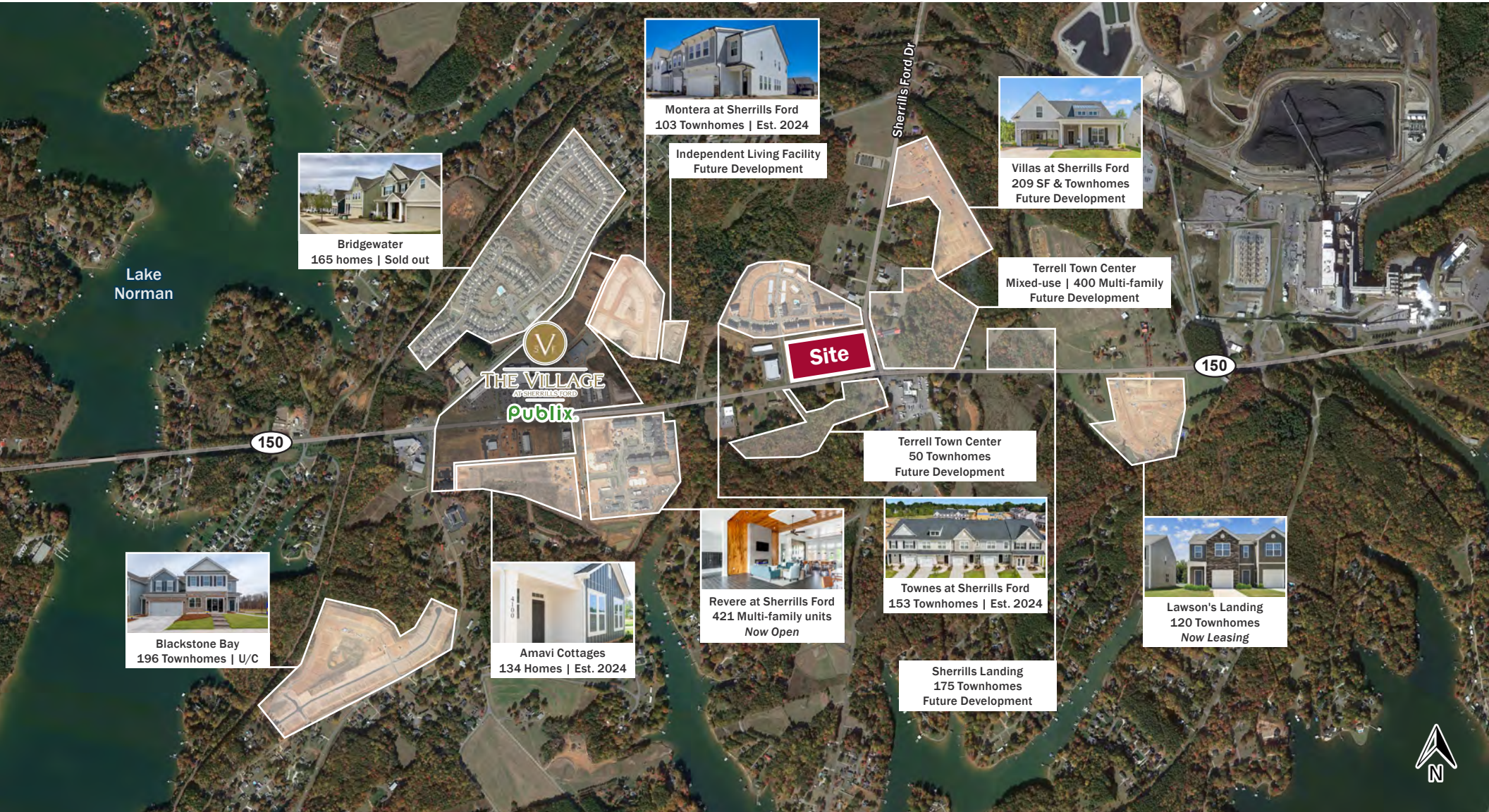


# Conceptual Site Plan

\*Please note: This plan is a conceptual plan and may be revised without notice.



# Residential Activity



# Market Overview





Working Together

Office | Medical | Industrial | Retail | Land | Investment

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

contact

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