

# Brookdale Shopping Center

I-85 & ROCKY RIVER ROAD, CHARLOTTE, NC 28215



Retail/Medical

FOR

| Lease

SIZE

| 1,113 SF

PRICE

| Call for Pricing



## Overview

85,422 square foot Harris Teeter anchored neighborhood shopping center

Minutes from Charlotte Motor Speedway and downtown Harrisburg

Across from Carolinas Medical Center Harrisburg

Across from Farmington, a planned mixed-use development comprised of Retail, Office, 50 Single-Family Homes, ±275 Apartments, and up to 430 Townhomes

Nearby tenants include: Chick-Fil-A, Dunkin, Jersey Mikes, & Atrium Health

## Retail/Medical Space Available



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## Property Overview

### Demographics

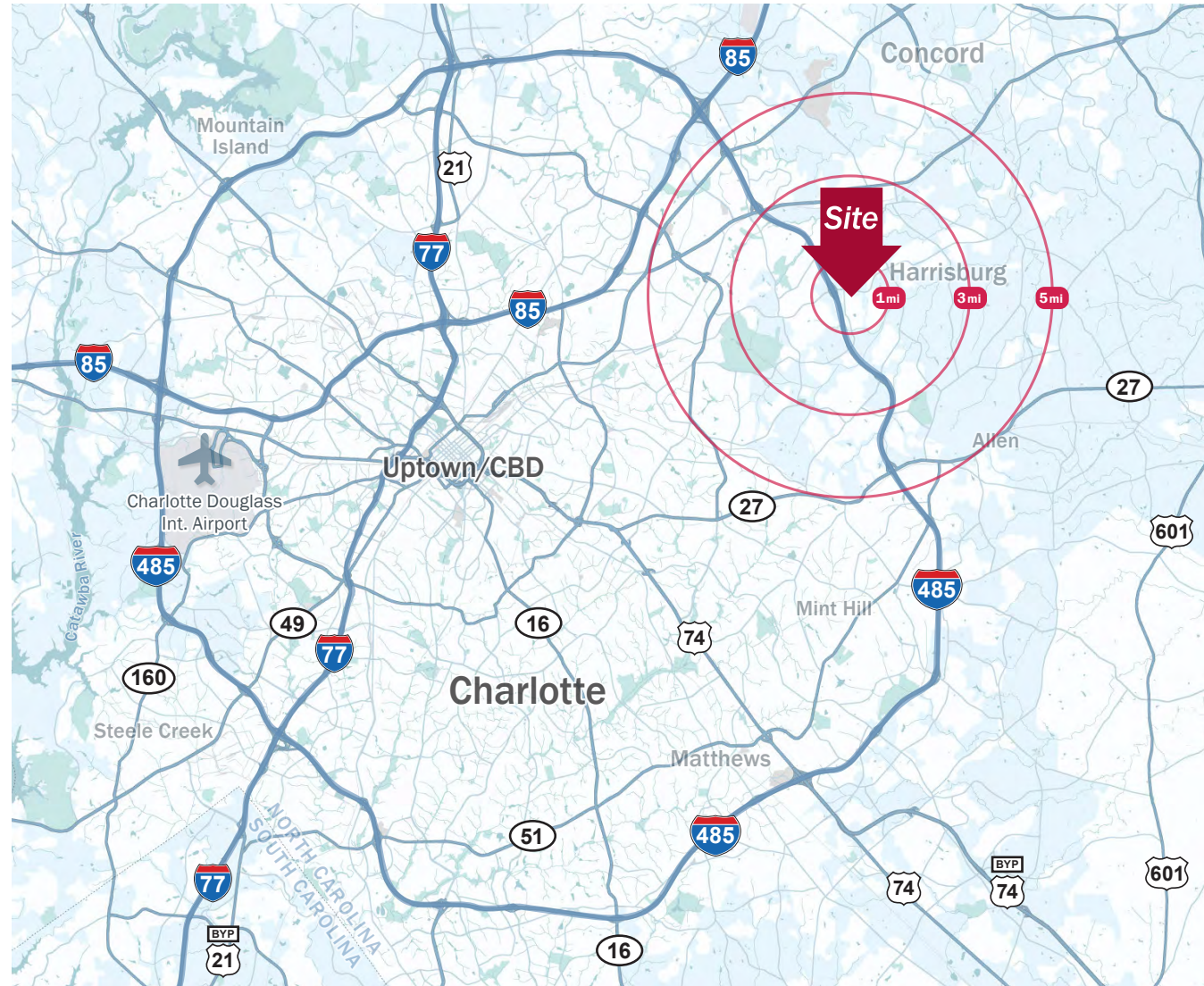
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	5,484	47,467	146,153
Growth Rate	3.70%	1.87%	2.33%
Avg. HH Income	\$151,106	\$130,747	\$102,861

### Traffic Count

Source: NCDOT

	AADT
Rocky River Road	21,000 (2022)
East Boulevard	89,500 (2022)



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## Site Plan & Available Space



### Tenant Directory

Space	Tenant	Sq. Ft.
A (H100) B	Mosaic Pediatric Therapy	3,109 SF
A 1 (H100) A	F45	2,777 SF
B (B700)	University Eye Center	3,627 SF
C (B600)	Great Clips	1,206 SF
D (B500)	Brookdale Cleaners	1,058 SF
E (B400)	VH Nails	1,245 SF
F (B300)	G73 Hair Salon	1,345 SF
G (B200)	Edward Jones	1,022 SF
<b>H (B100)</b>	<b>AVAILABLE</b>	<b>1,008 SF</b>
I (D200)	(H.T. Expansion)	1,500 SF
J (D100)	(H.T. Expansion)	1,440 SF
K (E200)	Brookdale Dental	2,732 SF
L (E100)	Poke Ramen	1,429 SF
M (F300)	Subway	1,405 SF
N (F200)	Antonio's Pizza	1,987 SF
O (F100)	The UPS Store	1,488 SF
P (G400)	Pediatric Dentist	3,257 SF
<b>Q (G300)</b>	<b>AVAILABLE</b>	<b>1,113 SF</b>
R (G200)	Charlotte Family Chiropractic	1,702 SF
S (G100)	Best China	2,123 SF



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## Market Aerial



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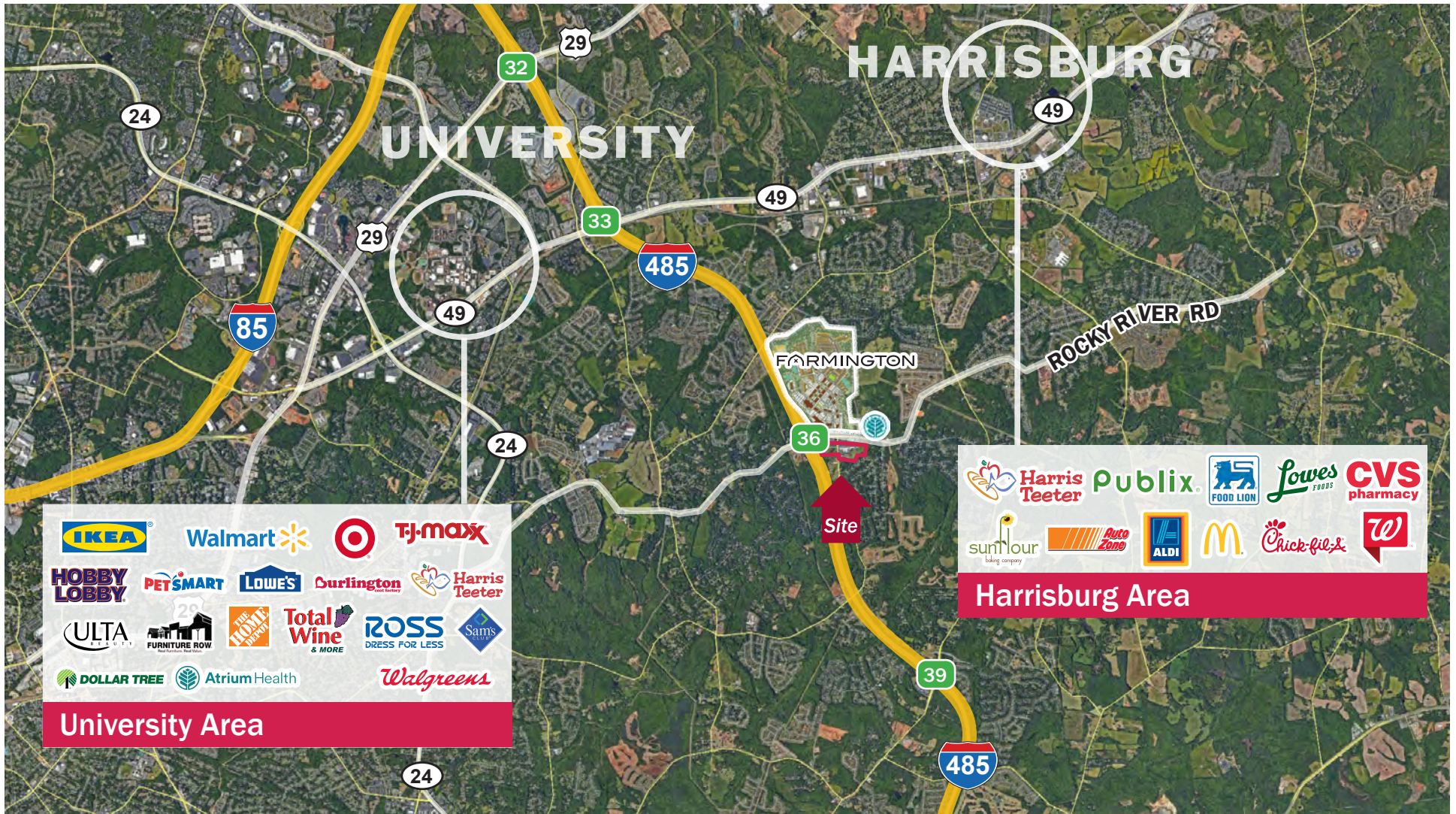
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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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