

# Shops at Lakeview

8535 HANKINS ROAD, CHARLOTTE, NC 28269



Retail

FOR

Lease

SIZE

1,200 - 3,000 SF

PRICE

Call for Pricing



## Overview

Up to 3,000 SF available for lease in north Charlotte

Strategically positioned along major thoroughfare W.T. Harris Blvd (37,000 AADT)

Easy access to I-77 (exit 18) and Statesville Rd

Located 1.2 miles east of the Shoppes at Davis Lake (Harris Teeter anchored shopping center)

Monument signage available

## Retail Space Available For Lease in North Charlotte



Joey Morganthall  
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2400 South Boulevard | Suite 300  
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## Property Overview

### Demographics

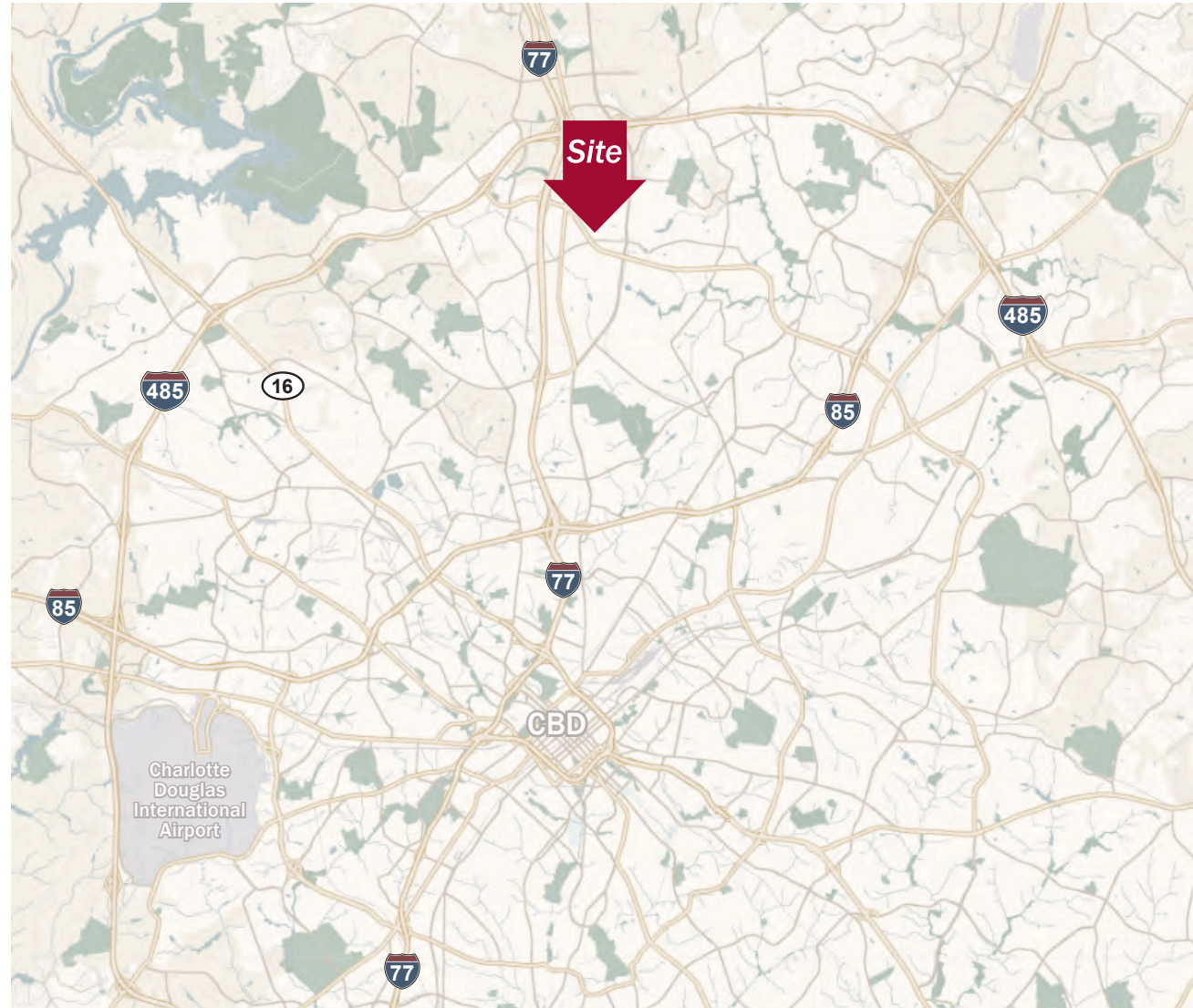
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	3,720	66,851	153,556
Growth Rate	1.98%	1.70%	1.86%
Avg. HH Income	\$93,128	\$99,567	\$103,837

### Traffic Count

Source: NCDOT

	AADT
W.T. Harris Boulevard	37,000 (2024)
Interstate 77	76,250 (2024)



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## Site Aerial



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## Market Aerial



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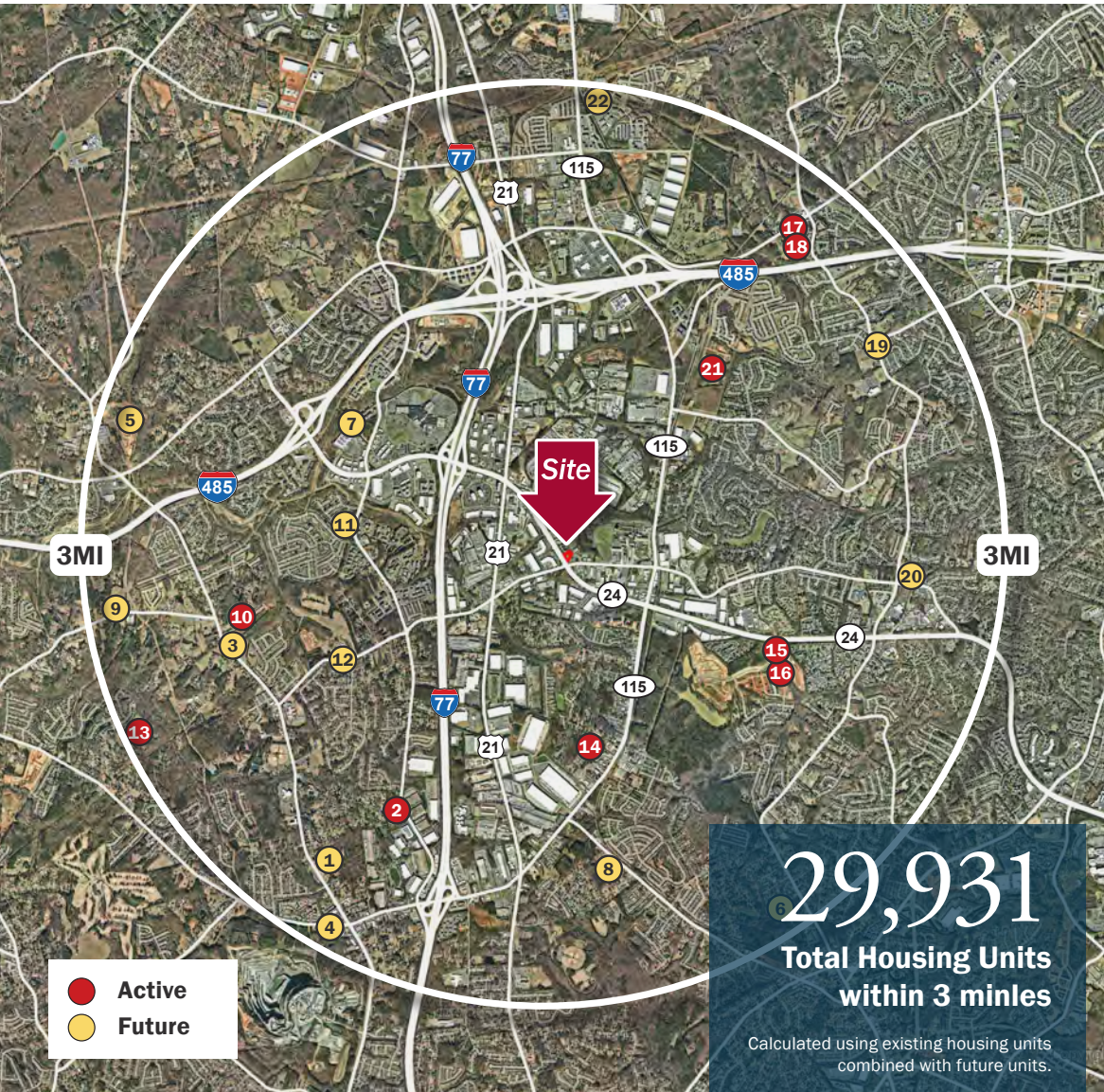
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## Residential Activity



No.	Project	Status	Type	Units
1	Westwood Reserves TH (P)	Future	TH	239
2	Trinity Village TH	Active	TH	69
3	Sunset Meadows (P)	Future	SF	63
4	Sunset Landing TH (P)	Future	TH	18
5	Oak Grove Hill	Future	SF	156
6	Northway at Patton (P)	Future	SF	1
7	Northlake Townes (P)	Future	SF	15
8	Nichols Landing TH (P)	Future	TH	326
9	Miranda Rd SF (Pulte) (P)	Future	SF	107
10	McGee Place	Active	SF	80
11	Long Creek TH (P)	Future	TH	29
12	Lakeview Village TH	Future	TH	41
13	Kinghurst Cove	Active	SF	24
14	Henderson Manor	Active	SF	39
15	Griffith Lakes/TH	Active	TH	180
16	Griffith Lakes/SF	Active	SF	553
17	Edgewood Preserve/TH	Active	TH	48
18	Edgewood Preserve/SF	Active	SF	38
19	Dearmon Corner TH (P)	Future	TH	30
20	David Cox DU (P)	Future	SF	26
21	Cheyney/TH	Active	TH	317
22	Bryton Square/TH (P)	Future	TH	212



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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