

## Rozzelle Crossing

Retail Space Available

2910-2924 Mt. Holly-Huntersville Rd | Charlotte, NC

- 63,650 SF Neighborhood Shopping Center in the growing Mountain Island area, just 10 miles from Charlotte's Central Business District.
- **Recently redeveloped** around new anchors, Planet Fitness and Ace Hardware.
- Strong surrounding residential demand from 600+ nearby apartment units.
- Prime Location: Minutes from I-485 and the rapidly expanding Riverbend Village mixed-use development.
- **High Growth Area:** 5-mile population increased 20.4% from 2010 to 2020 and is projected to grow 11.7% from 2020 to 2029.

# FOR MORE INFORMATION, PLEASE CONTACT:



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| Unit #        | Tenant                              | SF     |
|---------------|-------------------------------------|--------|
| 2910-A/B      | Everest Bistro                      | 2,282  |
| 2910-C        | WebTax                              | 978    |
| 2910-D/E      | Chex Grill                          | 2,884  |
| 2910-F        | V&T Nails                           | 817    |
| 2910-G        | Physical Therapy Center, LLC        | 1,236  |
| 2914-A&B      | Andy's Nail Services, LLC           | 2,940  |
| 2914-C        | Jillian Marie Beauty & Photo        | 810    |
| 2918-A1,2,3,4 | Inspire Performing Arts Company LLC | 4,892  |
| 2920          | Ace Hardware                        | 23,600 |
| 2924          | Planet Fitness                      | 23,300 |

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#### Demographics

|                    | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 7,096     | 40,009    | 94,119    |
| Median Age         | 37.6      | 36.9      | 36.9      |
| Daytime Population | 5,926     | 31,933    | 94,119    |
| Avg. HH Income     | \$135,711 | \$119,550 | \$104,555 |
| Households         | 2,924     | 14,703    | 34,362    |

