

Available Big Box/Outparcel/Multifamily Sites Adjacent to Grocery-Anchored Center
Sunset Crossing Shopping Center

5300 Sunset Road, Charlotte, NC



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Executive Summary

Sunset Crossing is located just .2 miles from I-77 Exit 16A on the bustling intersection of Sunset Road & Statesville Avenue. Just 3 miles from Northlake Mall (200k Sq Ft expansion coming soon) and Harris Boulevard and 1 mile from the redeveloped Metrolina Expo site!

This 100%-occupied center is anchored by a 36,000 Sq Ft Just-Save grocery store. Sunset Crossing features great accessibility, visibility, and a mixture of local & national tenants inline and on its outparcels.

3 prime outparcels are available for development as is a potential big -box anchor space immediately adjacent to existing retail center (see proposed site plan). Sunset Crossing has recently been updated with new LED lighting throughout.

Total proposed new developments for this 4.15 acre site is planned to encompass 20,000 SF on outparcels 2,3, and 4. Additional planned expansion adjacent to the existing Sunset Crossing center will include 308,400 SF, including 208,400 SF of new retail buildings (see renderings on following page).



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31,000 Cars Per Day

Sunset Road

Sunset Road



1.36 AC
Outparcel



1.04 AC
Outparcel

1.11 AC
Outparcel



Sunset Crossing

27,000 Cars Per Day

**PROPOSED
RETAIL**

PROP.
GARDEN
CENTER

**PROP.
RETAIL**

**PROP.
RETAIL**



Mithaven In

DIS
WE
0.4

DISTURBED
WE FOUND
0.4% AC

RETAINED
WETLANDS
0.543 ACRES

75' CLASS "B" BUFFER

PROPOSED
STORM WATER
DETENTION
POND

75° CLASS "B" BUFFER

POSED DRIVE

144 SPACES

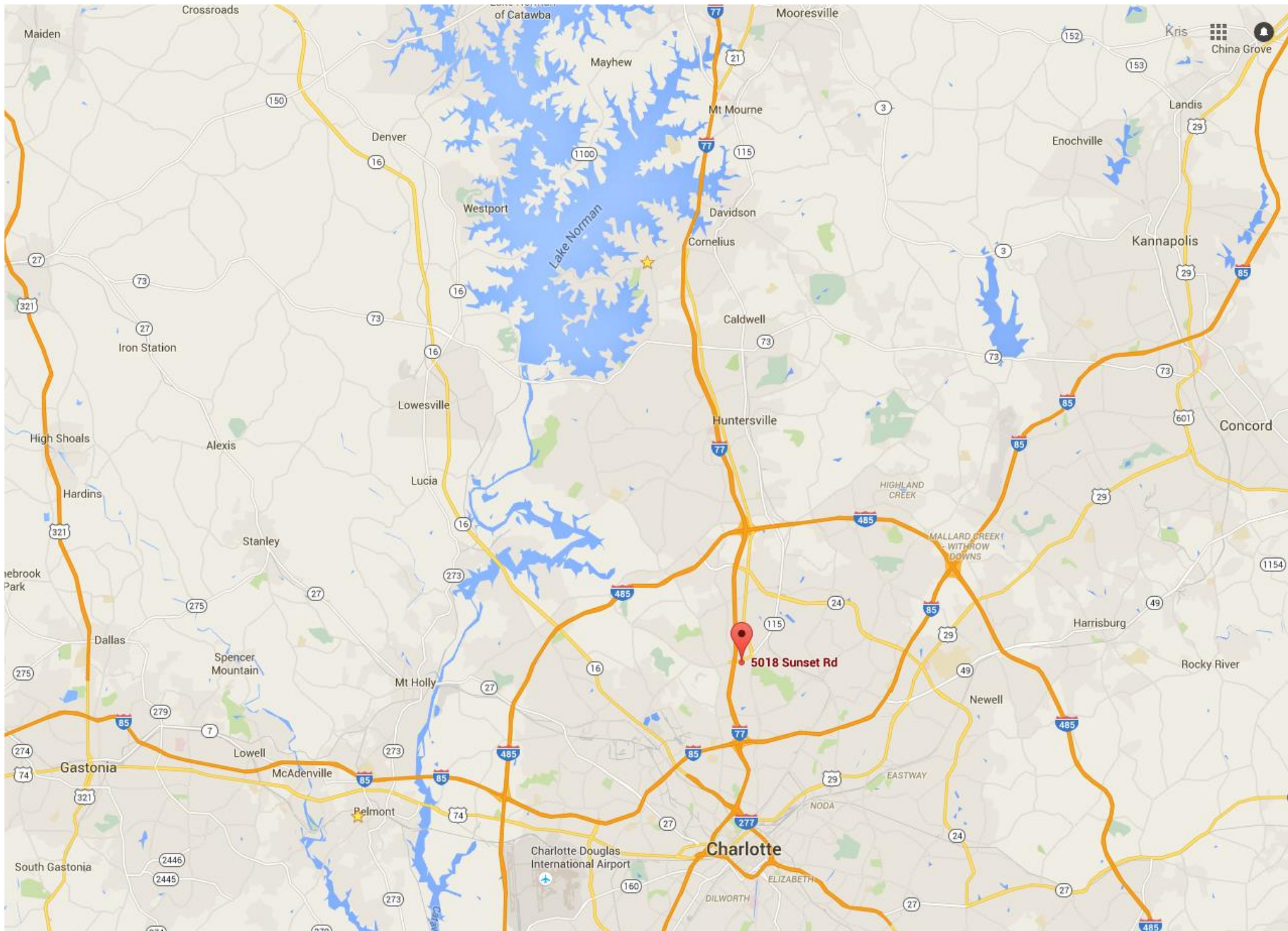


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Available Outparcel Sites



Available Inline Spaces for Lease:

None

100% Leased

Demographics Snapshot

<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2016	5,205	60,065	157,933
2021	5,780	66,483	174,114
Households			
2016	1,616	22,426	58,904
2021	1,784	24,679	64,677
Household Income			
2016	\$46,869	\$59,177	\$60,972
2021	\$50,284	\$64,512	\$66,281

Traffic Counts

Sunset Road	31,000 vehicles/day
Statesville Road	17,400 vehicles/day
I-77	107,000 vehicles/day



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