
Caldwell Crossing

12190 University City Blvd.

Harrisburg, NC

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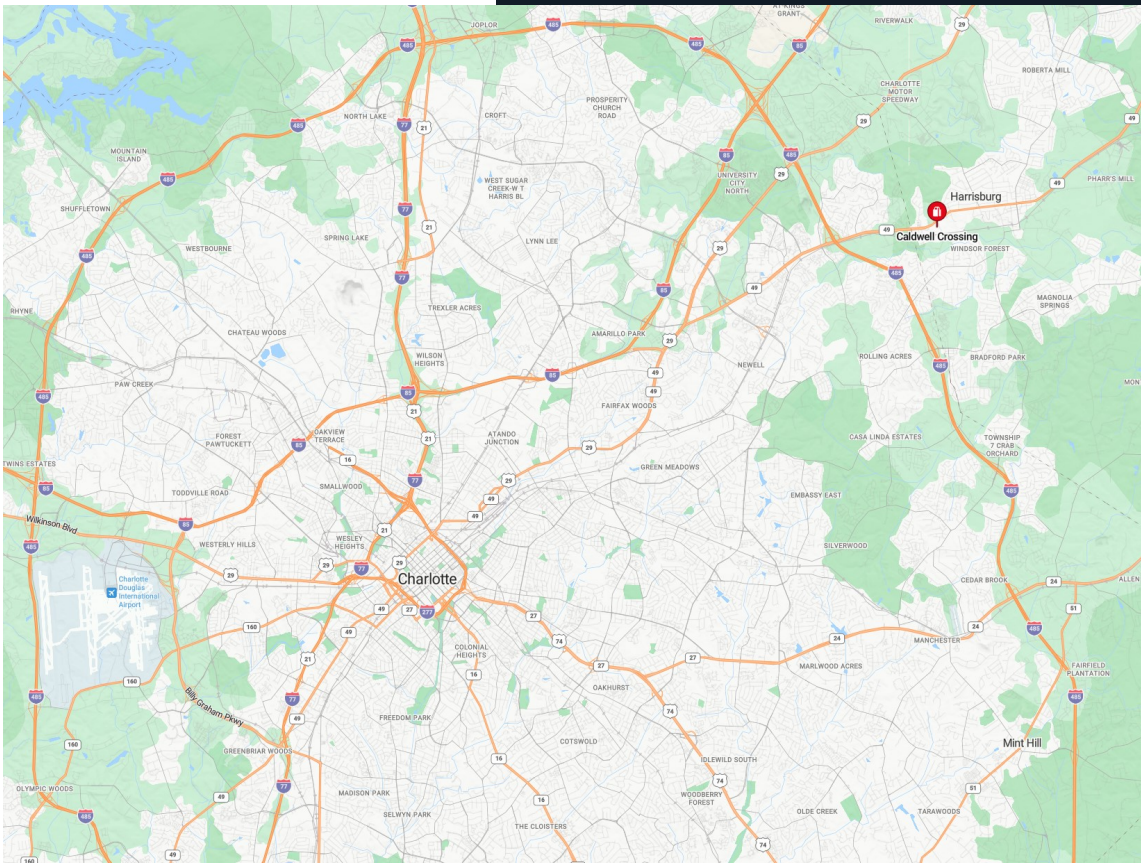
336.299.9200
KOURYCORP.COM



New Small Shops
1,790 SF Available

Site Features

- Caldwell Crossing features the area's premiere Harris Teeter.
- Located at signalized intersection at Caldwell Rd. & University Blvd. (Route 49).
- Harrisburg is a bedroom community that has been names the fastest growing town in the Charlotte MSA. The future Caldwell Road Extension is a key part of the region's growth strategy.
- University City Blvd. has traffic counts of 34,500 AADT being the main East-West connection to Charlotte metro areas.



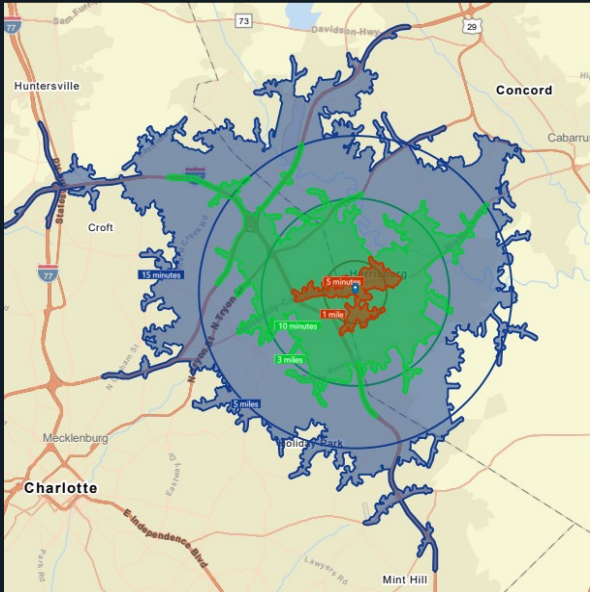
Demographics



Population	Drive Time
6,081	5 min
65,151	10 min
155,221	15 min



Average HH Income	
1 mile	\$139,957
3 miles	\$120,750
5 miles	\$115,445



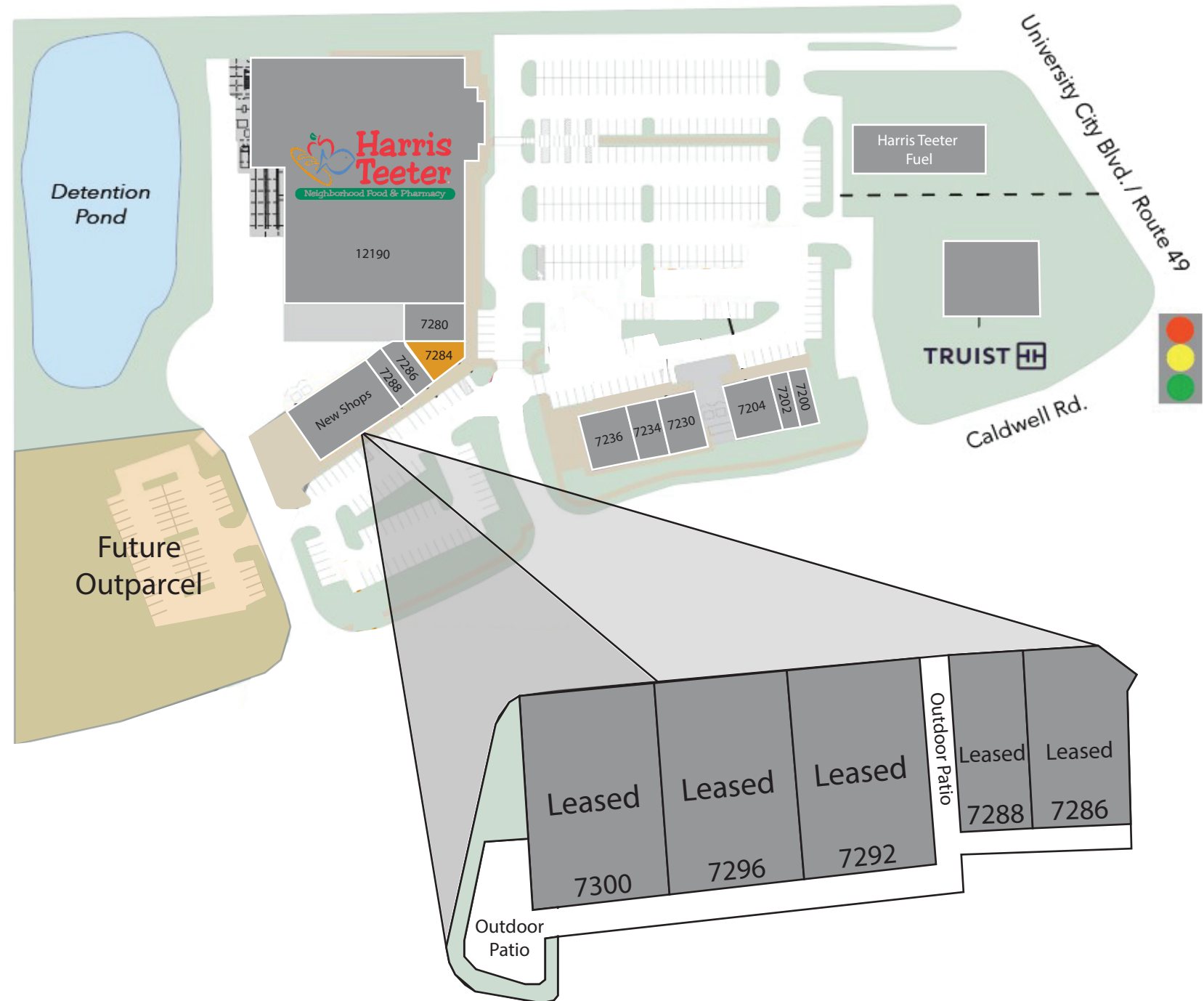
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12190	Harris Teeter (53,000 SF)
7280	Modish Nail Spa (2,400 SF)
7284	AVAILABLE (1,790 SF)
7286	Great Clips (1,200 SF)
7288	Ability Chiropractic (1,230 SF)
7292	Tiger Kim's Taekwondo (2,582 SF)
7296	Club Pilates (1,886 SF)
7300	Fusion House (2,404 SF)
7200	AT&T (1,200 SF)
7202	Acai Frenzy (900 SF)
7204	Banfield Pet Hospital (3,000 SF)
7230	Friendly Dental (2,400 SF)
7234	Jersey Mike's (1,800 SF)
7236	East Coast Wings (3,000 SF)



Caldwell Crossing New Shops

