



ASCENT
REAL ESTATE PARTNERS



5800 N SHARON AMITY RD, CHARLOTTE, NC

EAST TOWN MARKET

RETAIL AVAILABLE FOR LEASE

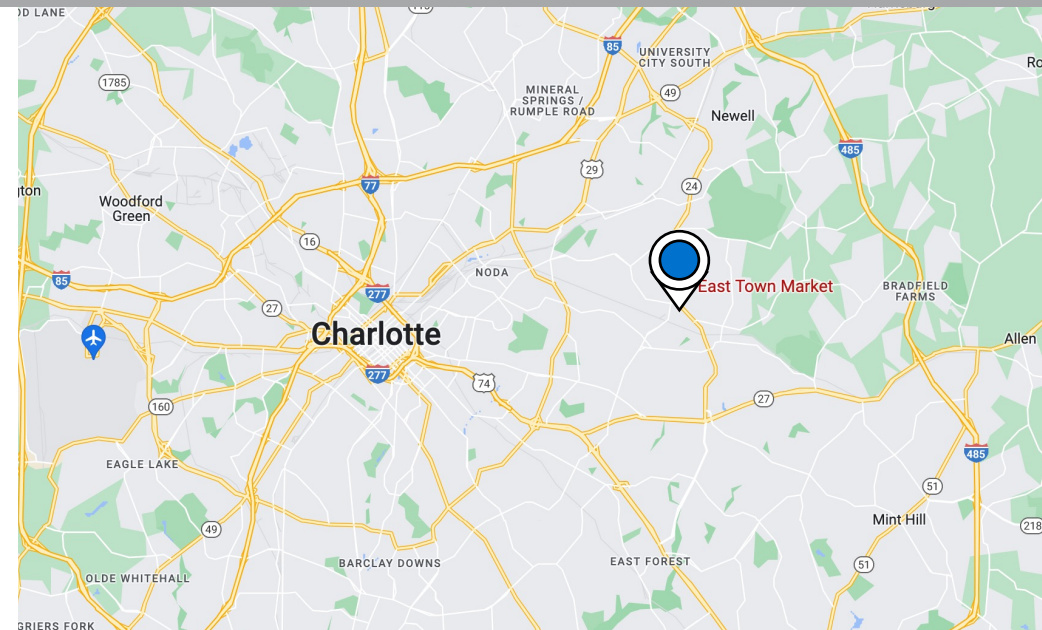


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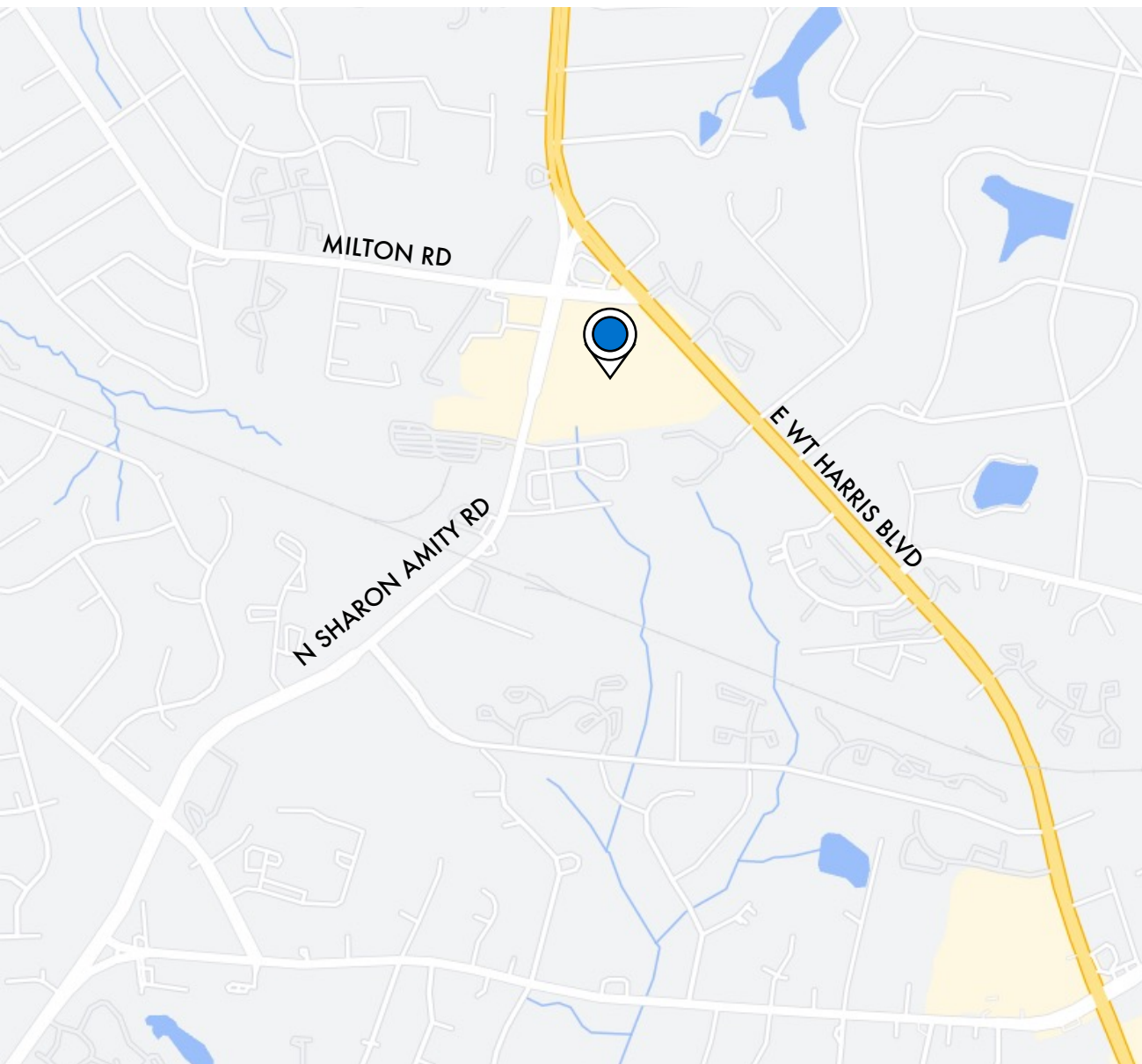
PROPERTY INFORMATION

- 181,224 SF mixed-use neighborhood center with a tremendous built-in client base
- Currently over 99% occupied
- Excellent visibility along two high traffic roads: N Sharon Amity Rd (26,000 VPD) and E WT Harris Blvd (35,500 VPD)
- Co-tenants include First National Bank, ABC Therapy, Compare Foods, Wingstop, American Deli, LaundroLab, NC Pediatric Dentistry, and Octopharma Plasma
- Full façade renovations were completed throughout the property in 2023
- Total population over 95,000 within a 3-mile radius





SUITE	DETAILS	SF
3126-L	AVAILABLE	776 SF



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,020	95,150	253,235
Average Age	34.6	34.8	34.7
Average Household Income	\$46,145	\$51,341	\$62,509
Median Home Value	\$128,721	\$144,427	\$162,969
Daytime Population	1,665	16,980	60,782

TRAFFIC COUNT	VPD
E Wt Harris Blvd	35,500
N Sharon Amity Rd	26,000
Milton Rd	12,000

