

REAFARMS

RETAIL



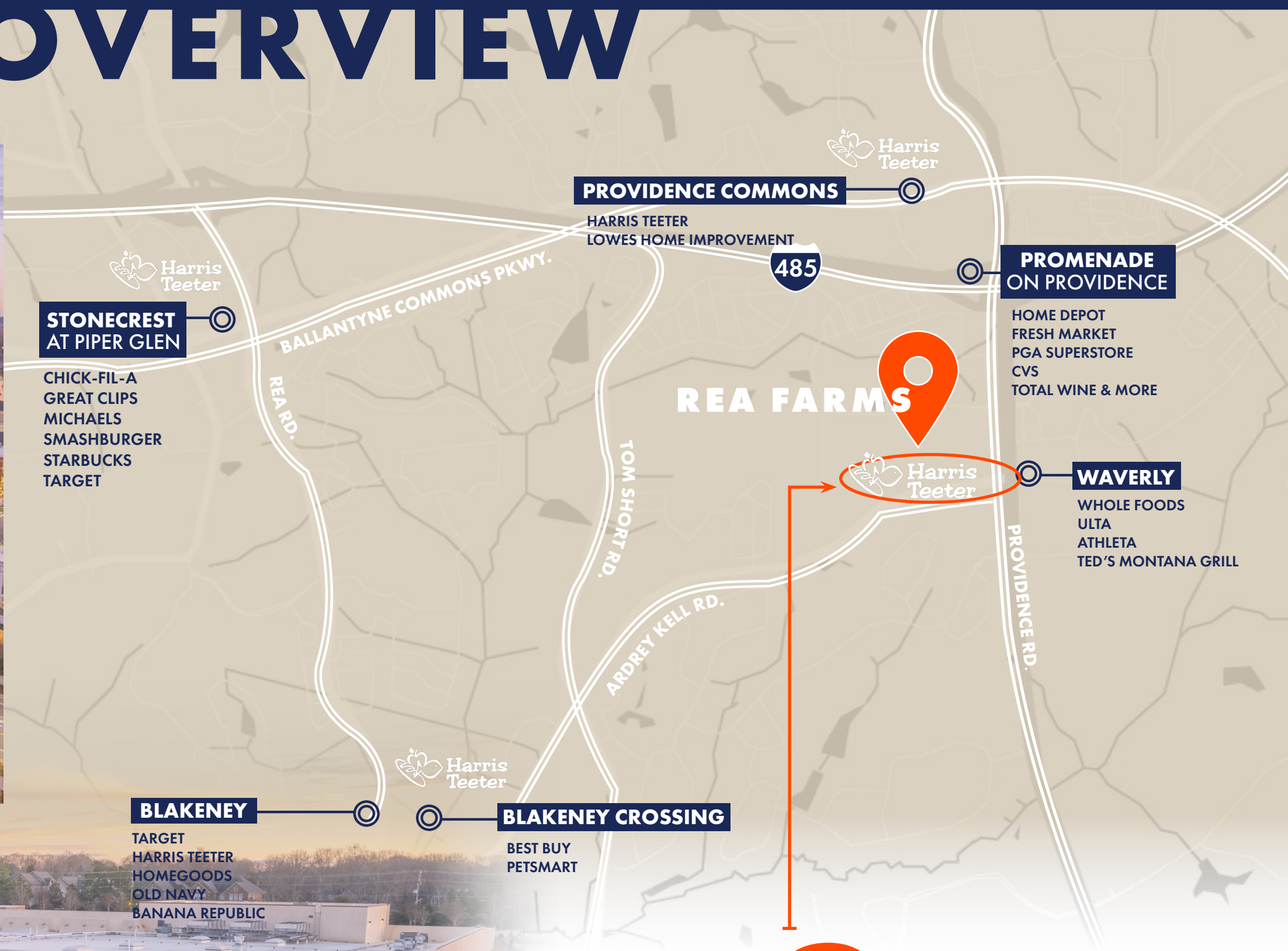
TASTEFUL EATS

PREMIUM SERVICES

COMMUNITY CENTRIC

FOUNDRY
COMMERCIAL

MARKET OVERVIEW



2nd
most visited **Harris Teeter**
out of 146 in the nation

**according to Placer Ai*

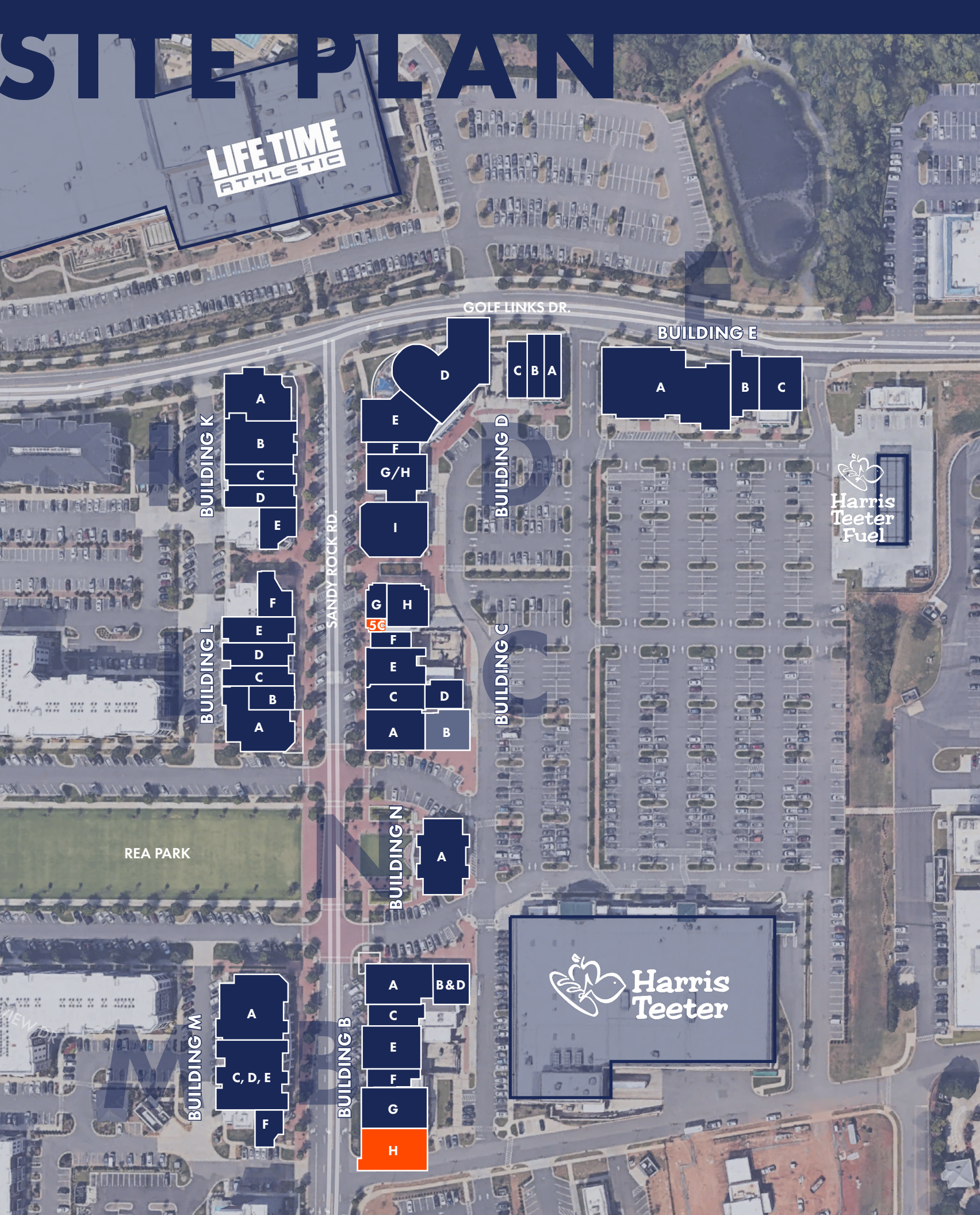


TASTEFUL
EATS

PREMIUM
SERVICES



CENTRIC
COMMUNITY



BUILDING B 9905 Sandy Rock Place

SUITE	TENANT	SQ FT
A	Space Hot Pot	±3,443
B, D	Massage Envy	±2,561
C	H2Blow Dry Bar	±1,310
E	Aloha Nails	±3,004
F	Rooster’s Men’s Grooming	±1,113
G	VIO Med Spa	±3,086
H	AVAILABLE	±2,771

BUILDING C 9825 Sandy Rock Place

A	Little Mama’s	±3,501
B	NEGOTIATING	±1,553
C	Best Brains	±1,561
D	TLC Cleaners	±1,104
E	Restore Hyper Wellness	±2,796
F	Idolize Brow Bar	±1,231
G	Babaloo Coffee Club	±1,064
H	Salata	±2,711
5C	AVAILABLE	±441

BUILDING D 9805 Sandy Rock Place

A	Penn Station Subs	±1,400
B	Papa John’s	±1,433
C	The UPS Store	±1,149
D	Duckworth’s	±7,028
E	Avance Care	±3,491
F	Nuspine	±930
G/H	Golf Links Simulator	±3,250
I	Margaritas	±4,220

BUILDING E 11115 Golf Links Drive

A	Miller Street Dance	±9,578
B	Atrium Urgent Care	±1,975
C	Banfield Pet Hospital	±2,625

BUILDING K 9804 Sandy Rock Place

A	InvenTrust Property Management	±2,808
B	Tori Irvine Dentist	±3,360
C	Elite Martial Arts	±1,631
D	Lean Kitchen	±1,611
E	TCBY	±1,312

BUILDING L 9826 Sandy Rock Place

A	Paris Baguette	±3,500
B	Milk Cha Cha	±975
C	Splash and Dash	±1,547
D	Al-Karam Jewelry	±1,674
E	Flour Power	±1,607
F	Clean Juice	±1,312

BUILDING M 9904 Sandy Rock Place

A	Salon Lofts	±4,475
C, D, E	Salon Lofts	±4,877
F	Mason’s Famous Lobster Rolls	±1,356

BUILDING N 9855 Sandy Rock Place

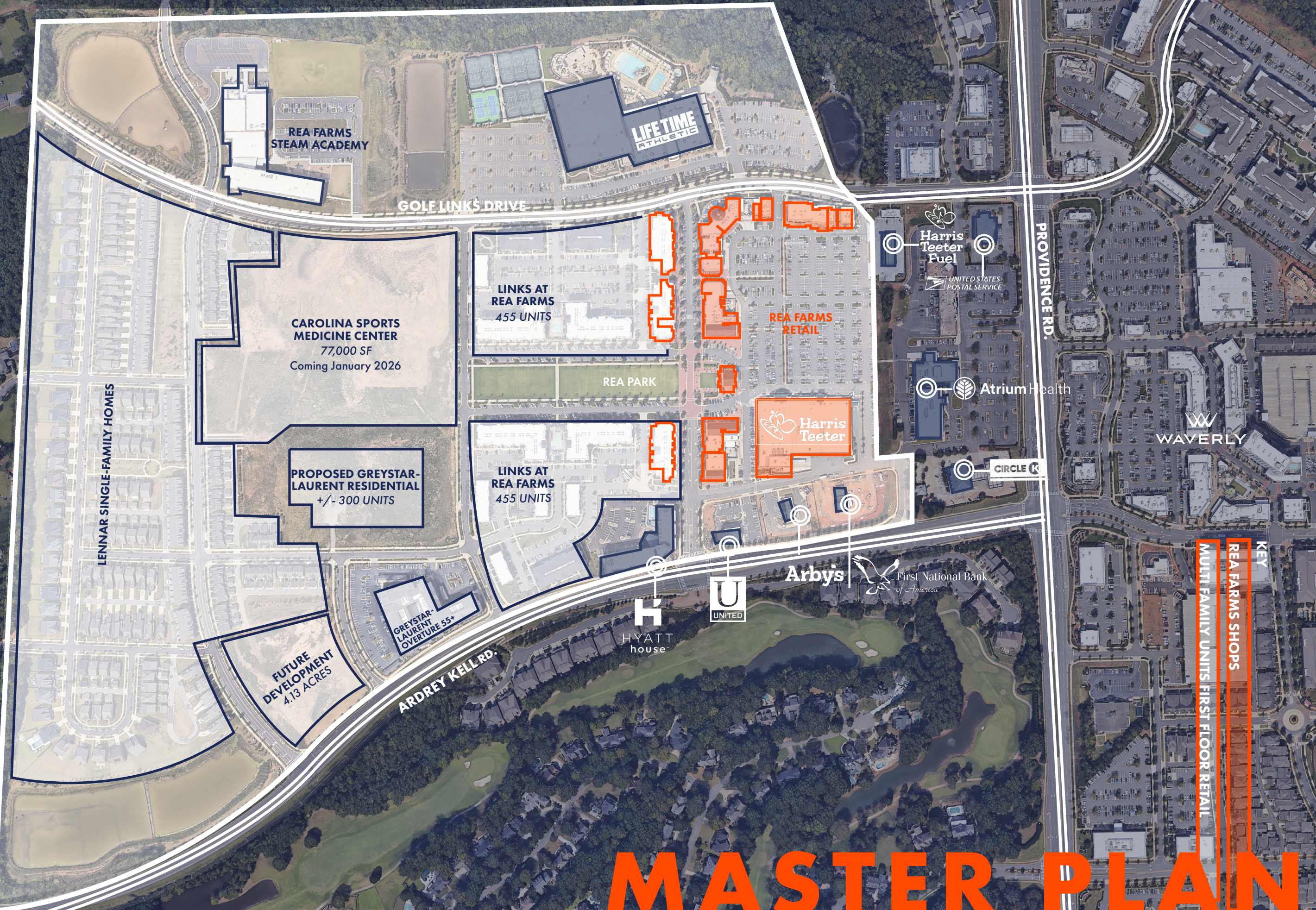
A	Improper Pig	±3,535
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KEY

LEASED

NEGOTIATING

AVAILABLE



MASTER PLAN

OVERVIEW

LIFETIME ATHLETIC

200K SF
+/- 8,000 MEMBERS
(1,200 – 4,000 VISITORS PER DAY)

REA FARMS

200K SF RETAIL
76K SF HARRIS TEETER
700 RESIDENTIAL UNITS
175 55+ HOUSING UNITS



DEMOS

ESTIMATED POPULATION (2025)

1 MILE	3 MILE	5 MILE
9,465	60,590	168,903

PROJECTED POPULATION (2030)

9,482	59,978	168,538
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MEDIAN AGE

38.1	41.3	40.9
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TOTAL EMPLOYEES

3,518	16,392	66,331
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MEDIAN HOME VALUE

\$599,066	\$617,253	\$603,103
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AVG HOME INCOME

\$188,675	\$203,521	\$200,130
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VPD

I-85

48,756 VPD

PROVIDENCE RD.

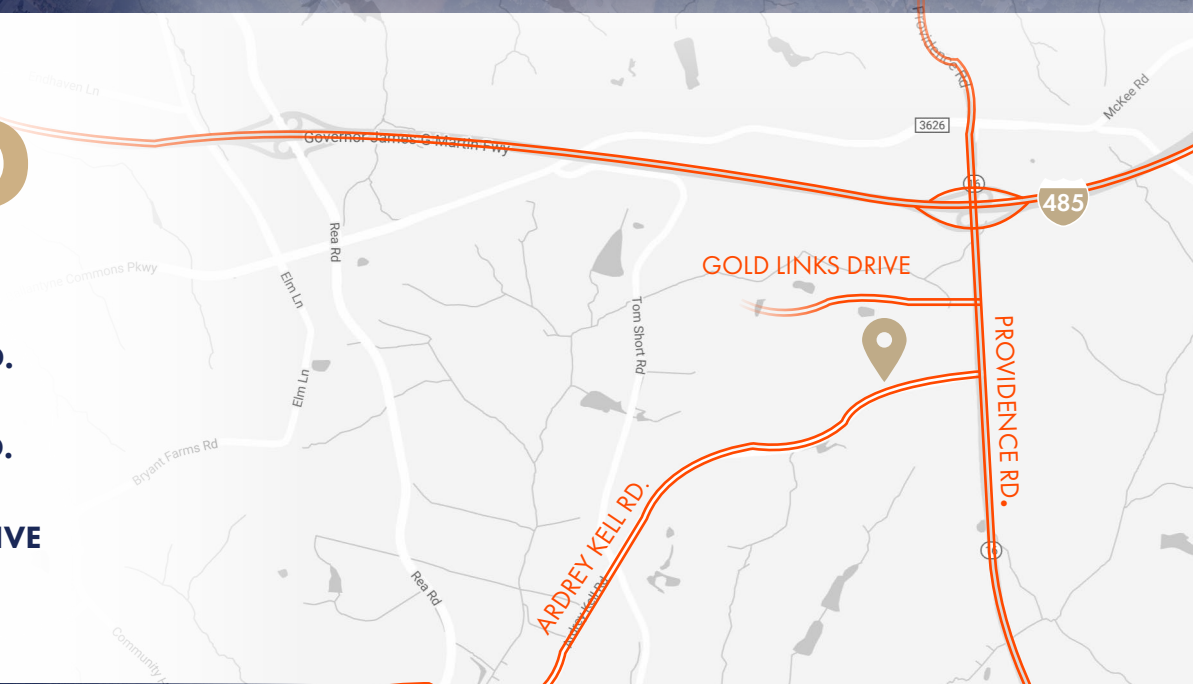
53,767 VPD

ARDREY KELL RD.

19,156 VPD

GOLD LINKS DRIVE

11,602 VPD



CONTACT US

NICOLE EDMONDS

Vice President/Broker

nicole.edmonds@foundrycommercial.com

704.972.2617

MACKENZIE CROWDER

Associate/Broker

mackenzie.crowder@foundrycommercial.com

704.918.8311

LEASED BY

FOUNDRY
COMMERCIAL

OWNED & MANAGED BY



InvenTrust
Properties

RF