

# Plaza Road Ext Development @ Rocky River Rd

Office / Medical / Retail  
1.44 ± acres  
Charlotte, NC



Rocky River Road



**SITE**

Plaza Rd Ext

13524 Plaza Road Ext. | Charlotte, North Carolina



NAI Southern Real Estate  
4201 Congress Street, Suite 170  
Charlotte, NC 28209  
srenc.com / 704-375-1000

## Rocky River Road / Plaza Road Ext. Medical / Office / Retail Development Opportunity

www.srenc.com

Contact:

**Caldwell Rose**  
President  
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D: 704-632-7622

**Mike Wiles**  
Vice President  
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## PROPERTY HIGHLIGHTS

1.44 ± Acre development site suited for Retail / Office / Medical / Hotel. All utilities available on site. Can be subdivided. Property is located in a mix of strong developments including the new Farmington Development. Grocery, restaurant, medical, gas, self storage, pharmacy are all businesses within walking distance of the site. Contact Caldwell Rose or Mike Wiles for more details.

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### Mike Wiles

Vice President  
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High quality business mix of regionally recognized retail, medical and restaurant tenants at the site.

Over 2,300 Residential roof tops in the immediate area.



Conveniently across from the new Farmington Development, along with Harrist Teeter, Novant Health, Self Storage, gas stations, veterinary clinics, restaurants and small retail shops.



+20,877 Vehicles Per Day on Rocky River Road in front of the development.



1.44 ±  
Acres

AERIAL

Charlotte



1.44 ±  
Acres



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# DEMOGRAPHICS

## Population:



1 Mile: 7,126  
 3 Mile: 52,173  
 5 Mile: 153,226

## Median Age:



1 Mile: 39.7  
 3 Mile: 37.2  
 5 Mile: 32.5

## Households:



1 Mile: 2,361  
 3 Mile: 18,384  
 5 Mile: 55,381

## Average Household Income:



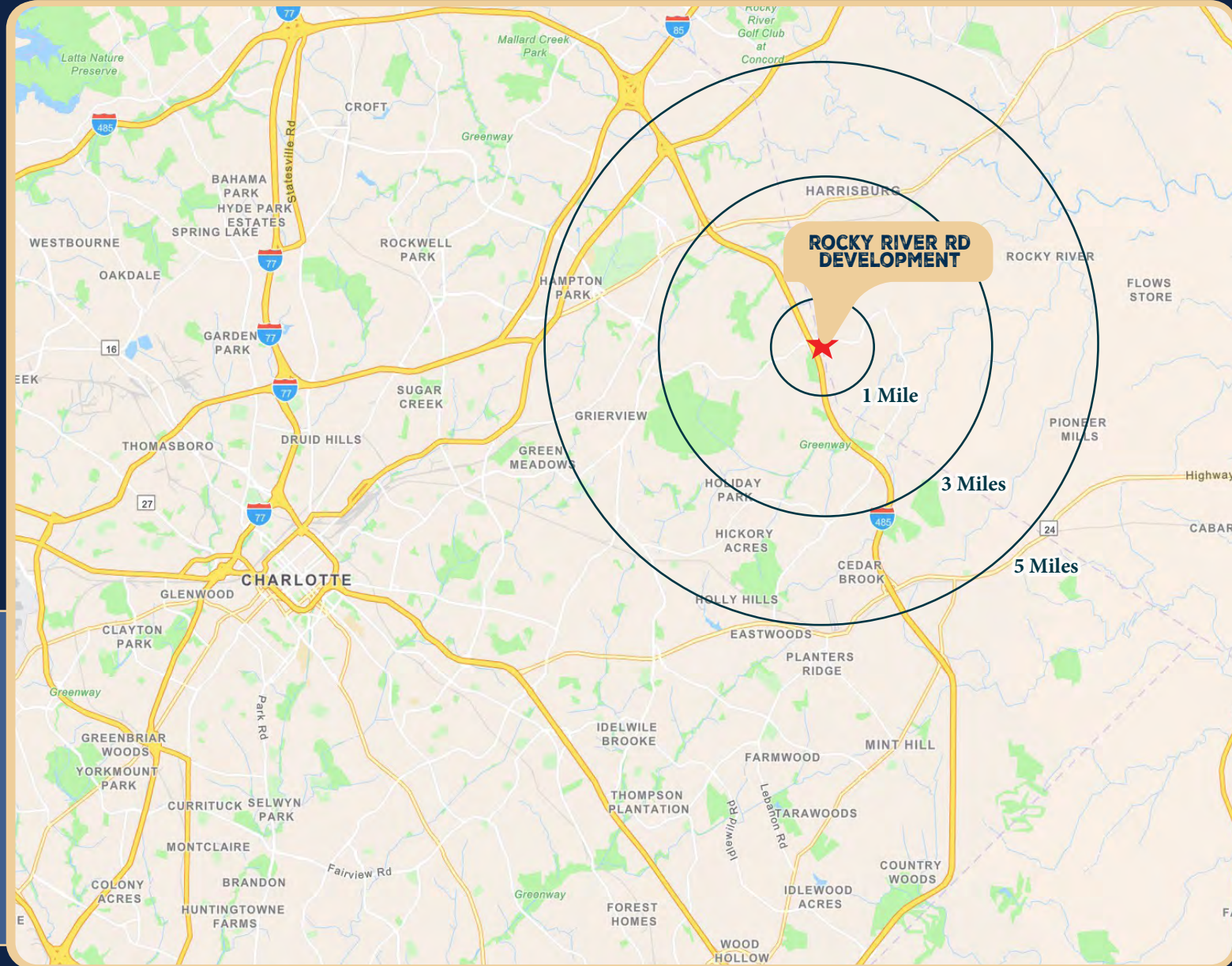
1 Mile: \$156,770  
 3 Mile: \$131,654  
 5 Mile: \$108,072



**\$3.7 Billion**  
**Buying Power**  
 (5 mile radius)



- 122,404 Daytime Population
  - 3,146 Total Businesses
  - 30k + Employees
- (5 mile radius)



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