

Retail Property
For Lease



UNION TOWN CENTER

5850 WEST HIGHWAY 74
INDIAN TRAIL, NC 28079

HUNTER PORTER

Vice President of Leasing

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UNION TOWN CENTER

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LOCATION DESCRIPTION

Union Town Center, a 102,360 SF grocery-anchored neighborhood shopping center located in Indian Trail, North Carolina, approximately 17 miles southeast of Charlotte. The property is anchored by Food Lion, which has operated at the site for over 26 years.

Located approximately 17 miles southeast of Charlotte, Indian Trail is one of the fastest-growing suburbs in the Charlotte MSA, supported by strong household incomes and sustained population growth. The center benefits from excellent visibility, strong traffic counts, and a well-established retail corridor that supports long-term tenant demand.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.8 - 1.12 Acres
Building Size:	102,360 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,819	13,141	32,681
Total Population	4,944	38,329	95,567
Average HH Income	\$117,996	\$107,988	\$120,553



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AVAILABLE SPACES

SUITE	TENANT	SIZE
1	Workout Anytime	7,460 SF
3	The Little Gym of Indian Trail	4,500 SF
4	Carniceria Y Tortilleria	2,000 SF
5	Bamboo Nails Spa	2,000 SF
6	Eye Care Center	2,000 SF
7	China II Buffet	3,600 SF
8	Dollar Tree	10,800 SF
10-11	Pleasant Plains Dental	6,000 SF
13	Food Lion	45,000 SF
14	Happy Cleaners	3,000 SF
15	American National Red Cross	3,970 SF
16	Party Starters	3,150 SF



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SUITE	TENANT	SIZE
17	Buddha's Bazaar	2,080 SF
20	ABC Store	6,800 SF
21	Scooters Coffee	0 SF
■ Out Parcel 1	Available	0.8 Acres
■ Out Parcel 2	Available	1.12 Acres



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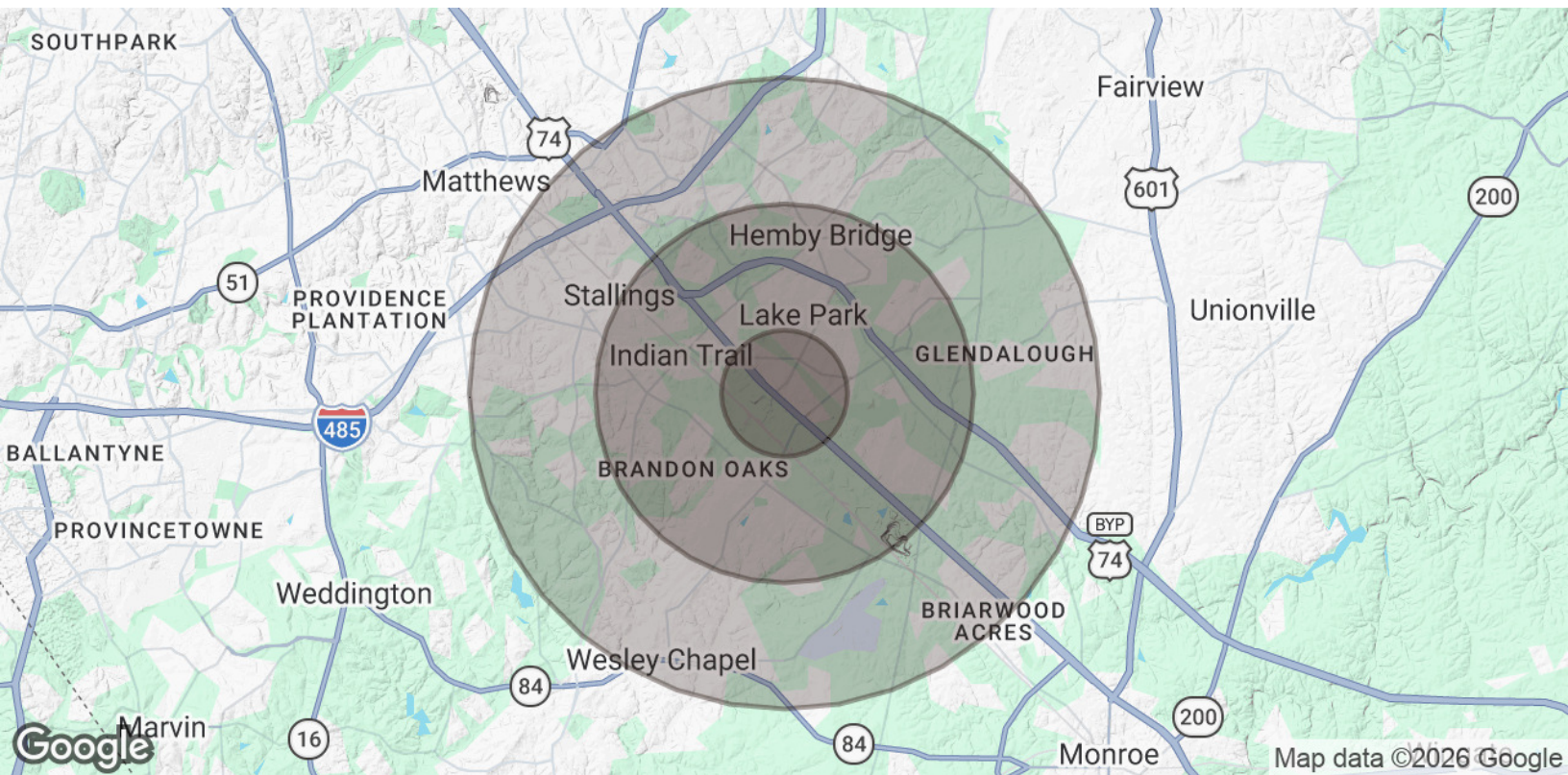
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,944	38,329	95,567
Average Age	38.0	36.5	38.0
Average Age (Male)	37.5	36.1	37.0
Average Age (Female)	38.2	37.4	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,819	13,141	32,681
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$117,996	\$107,988	\$120,553
Average House Value	\$307,525	\$337,203	\$380,520

2023 American Community Survey (ACS)



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