

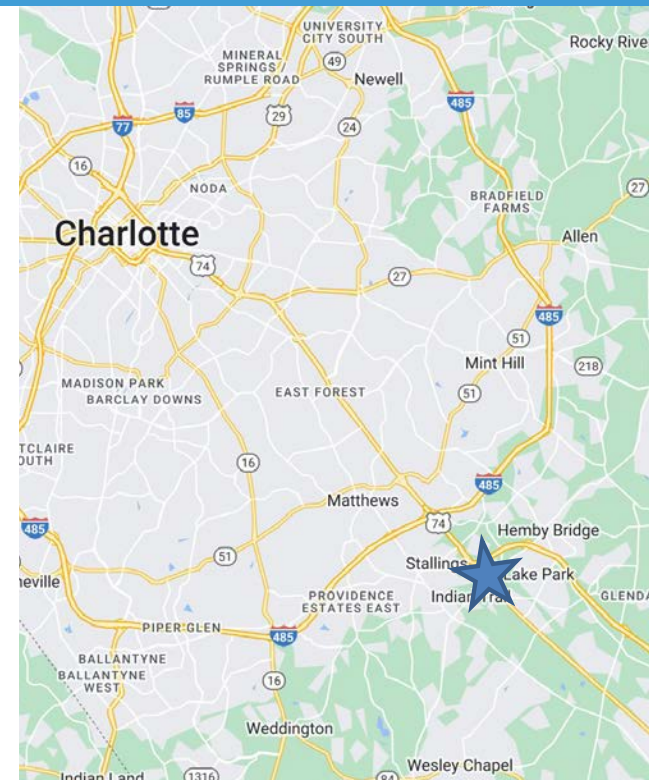
INDIAN TRAIL PLAZA

13803 INDEPENDENCE BLVD (HWY 74), INDIAN TRAIL, NC 28079

100% LEASED

NS New South
Properties
NEWSOUTHPROP.COM

100% LEASED



PROPERTY HIGHLIGHTS

- 100% Leased
- Co-tenants include: Rossini's Italian Restaurant, Boost Mobile, InStyle Hair Salon, Happy Nails, State Farm Insurance, Donut House, Gotro Sports Chiropractic office and Vaping Xtreme
- One of the fastest growing submarkets in the Carolinas
- COMING SOON: No Bull Mattress

DEMOGRAPHICS (2023)



POPULATION

3 Miles: 42,958
5 Miles: 114,600
7 Miles: 207,457



AVG. HH INCOME

3 Miles: \$114,747
5 Miles: \$133,470
7 Miles: \$137,593



DAYTIME EMPLOYEES

3 Miles: 26,862
5 Miles: 67,048
7 Miles: 118,503

TRAFFIC COUNTS (NCDOT Traffic Counts as of October 2023)

63,900 VPD on Hwy 74 in front of Chick-fil-A
13,539 VPD on Indian Trail Fairview Rd

BROKER CONTACT

DOWELL FINCH
704.927.2889
dfinch@newsouthprop.com



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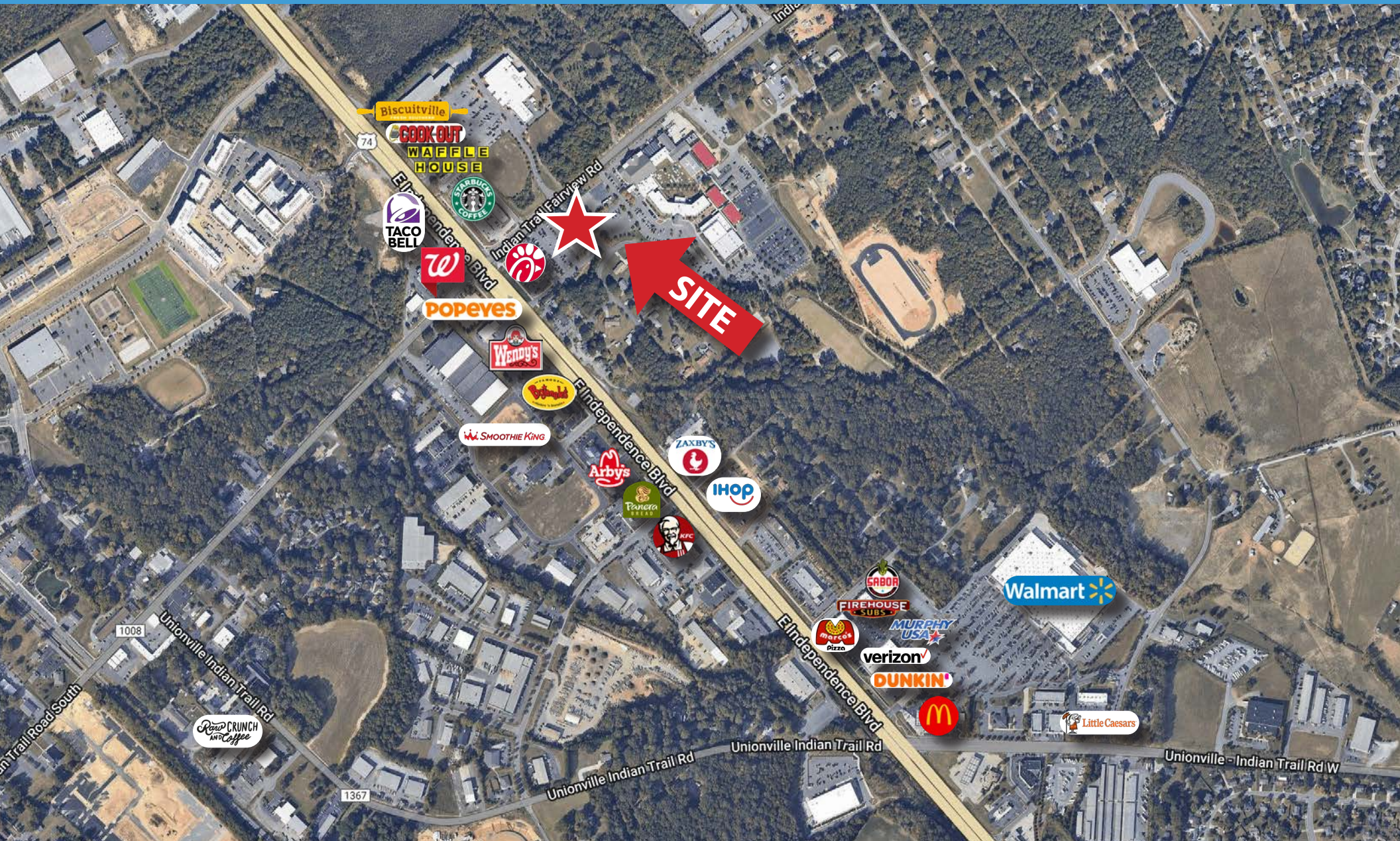
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AERIAL

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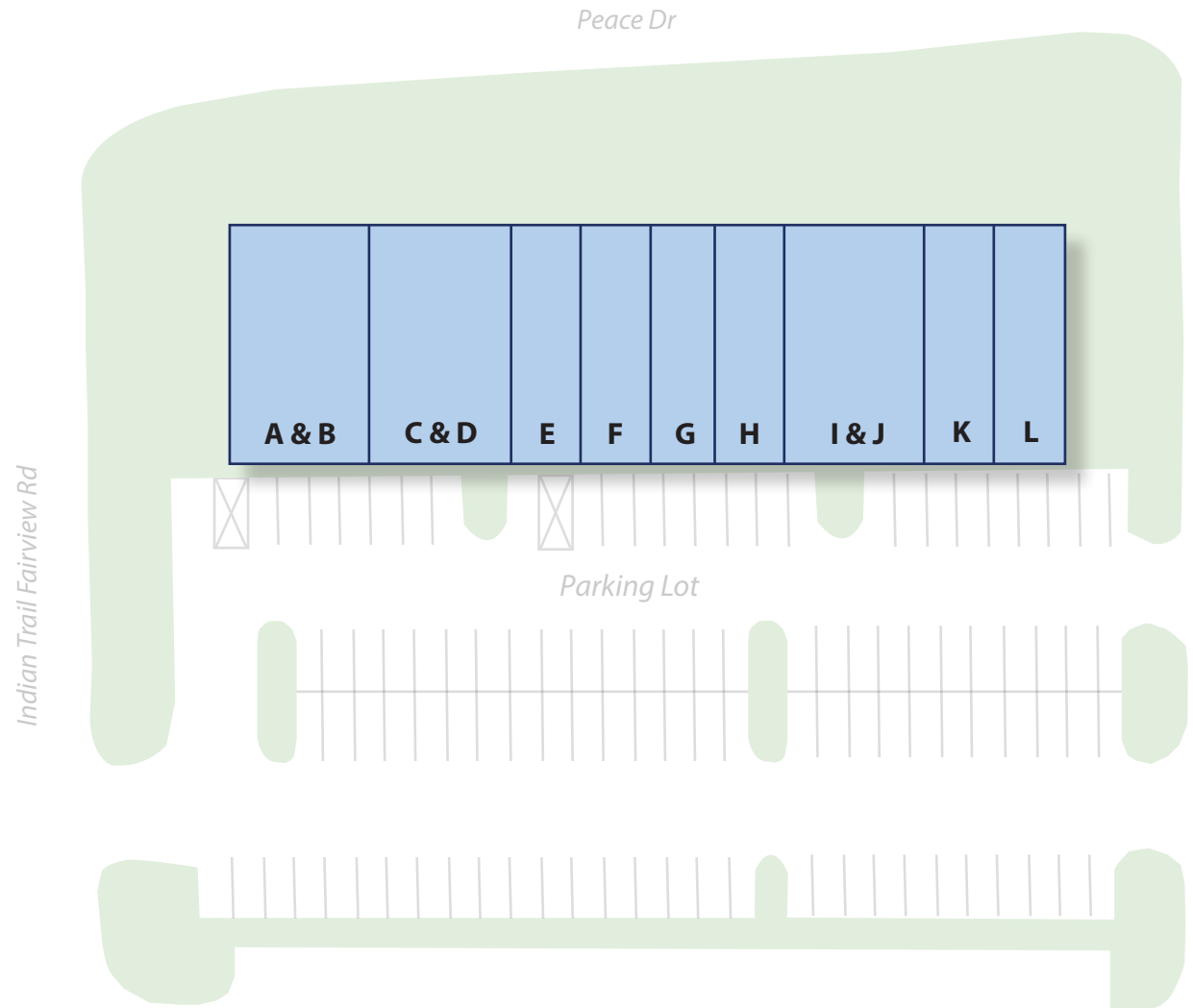
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SITE PLAN

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SUITE	TENANT	SF
A & B	ROSSINI'S ITALIAN RESTAURANT	2,400
C & D	NO BULL MATTRESS	2,400
E	GOTRO SPORTS CHIROPRACTIC	1,200
F	BOOST MOBILE	1,200
G	INSTYLE HAIR	1,200
H	HAPPY NAILS	1,200
I & J	VAPING XTREME	2,400
K	STATE FARM	1,200
L	THE DONUT HOUSE	1,200



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PHOTOS

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