

GLENN OAKS RETAIL CENTER

4514 Old Monroe Rd • Indian Trail, NC

FOR LEASE



Space Available in a New Upscale Retail Center

FEATURES

- Excellent location on Old Monroe Road in the heart of busy Indian Trail. Site is located next to 204 luxury apartment units and a nearby Food Lion anchored shopping center.
- Traffic count in front of the building is 22,000 VPD.
- Suite B: 1,700 SF Available
Suite C: 1,400 SF Available
- Landlord is providing \$25/SF upfit allowance.
- This is a brand new space that has never been occupied.
- Restaurants are located at both endcaps in the center.
- Operating Expenses: \$3.75/SF/YR
- Please call for rental rate.

Christa Tyson

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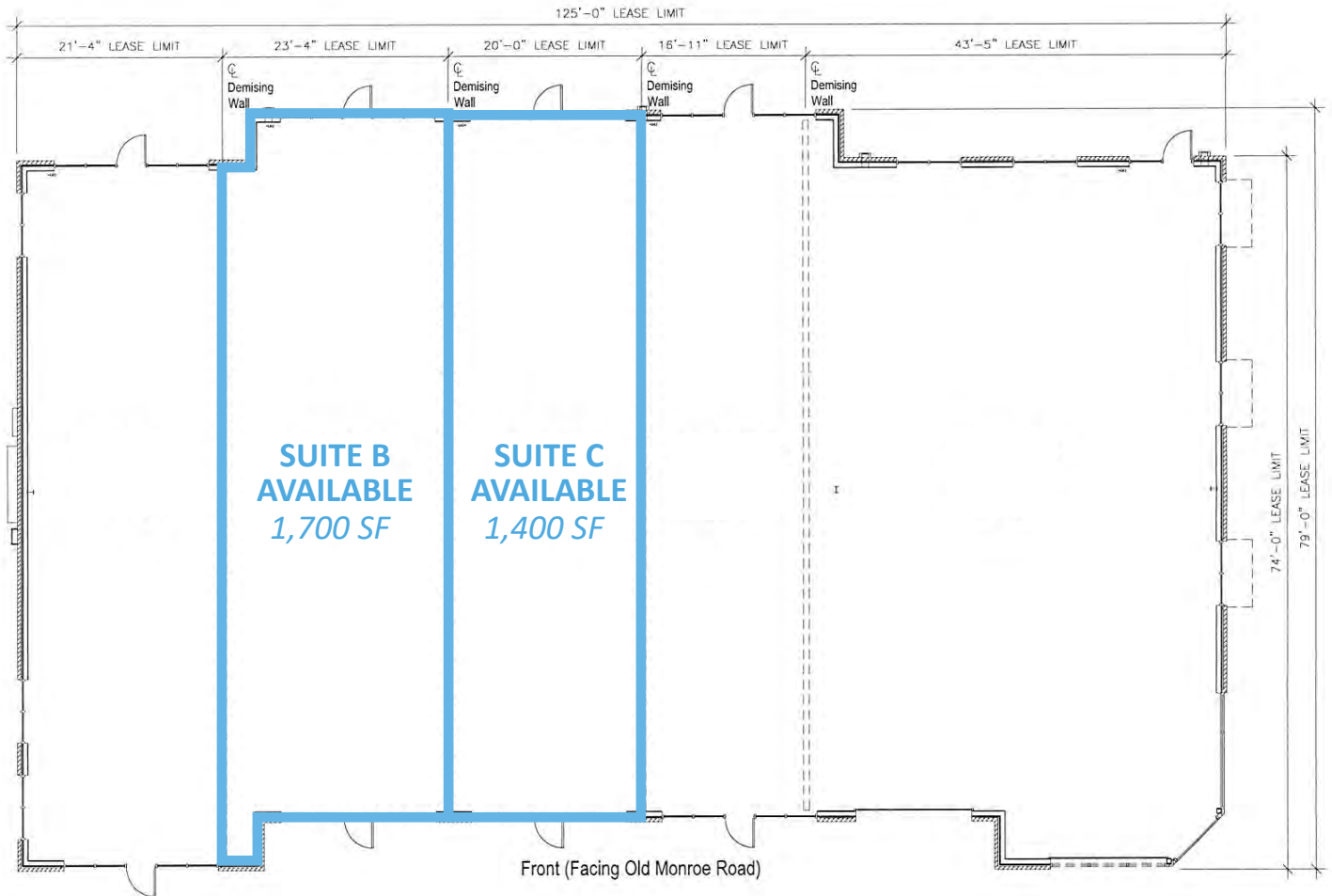
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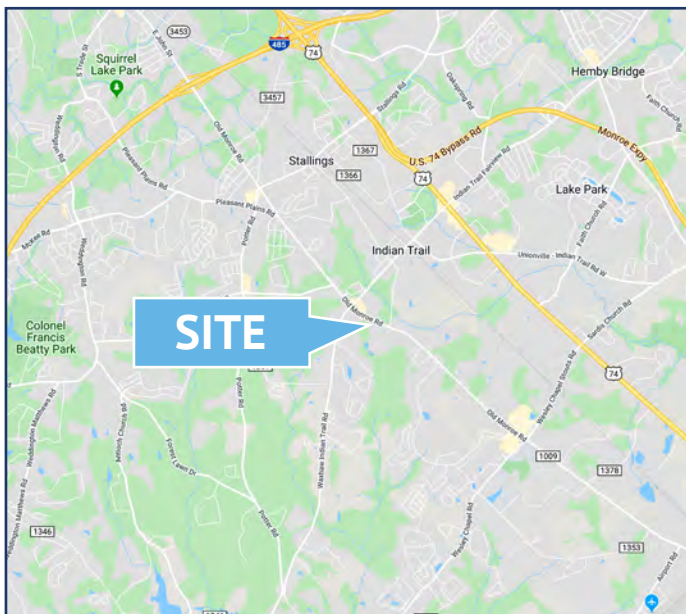
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	2,922	46,103	119,846
2024 Population	3,179	50,214	130,860
Employees	1,839	15,057	46,557
Ave HH Income	\$86,691	\$94,654	\$103,703
Consumer Spending	\$32.23 M	\$484.92 M	\$1.3 B
Households	1,091	16,131	42,176
Median Age	41.7	38.7	38.8
Ave Housing Unit Value	\$257,887	\$258,747	\$291,928

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