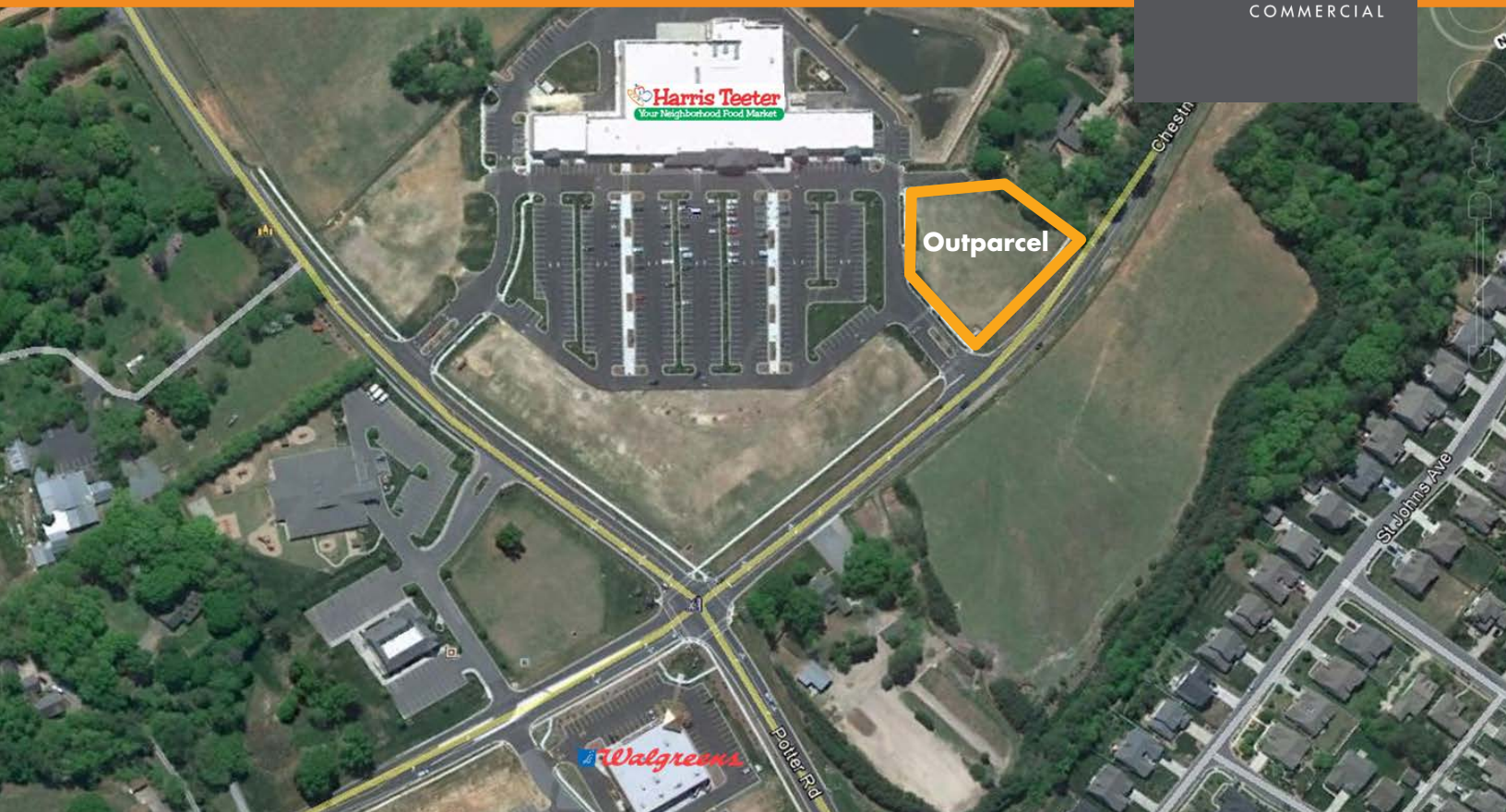


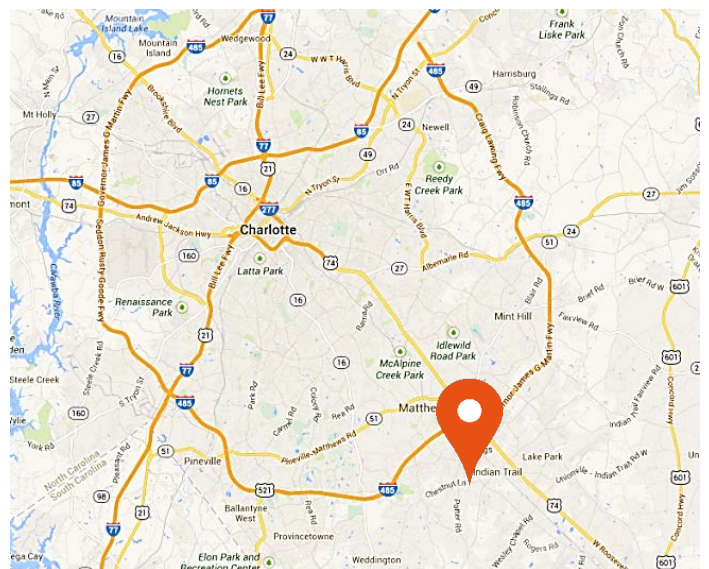
# AUSTIN VILLAGE OUTPARCEL POTTER ROAD & CHESTNUT LANE, CHARLOTTE, NC

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COMMERCIAL



## PROPERTY FEATURES

- 1.05 acres available.
- Located in Indian Trail at the intersection of Potter Road and Chestnut Lane
- Asking Price is \$775,000
- Anchor Tenants include Harris Teeter
- Enhanced by English Village style stone and stucco architecture, continuing the legacy of sixth-generation ownership by the Vickery family
- Future plans include a village green, giving residents and shoppers a place to gather



For more information, please contact:

**TOMMY TRIMBLE**

Vice President, Broker

704.414.7460

tommy.trimble@foundrycommercial.com

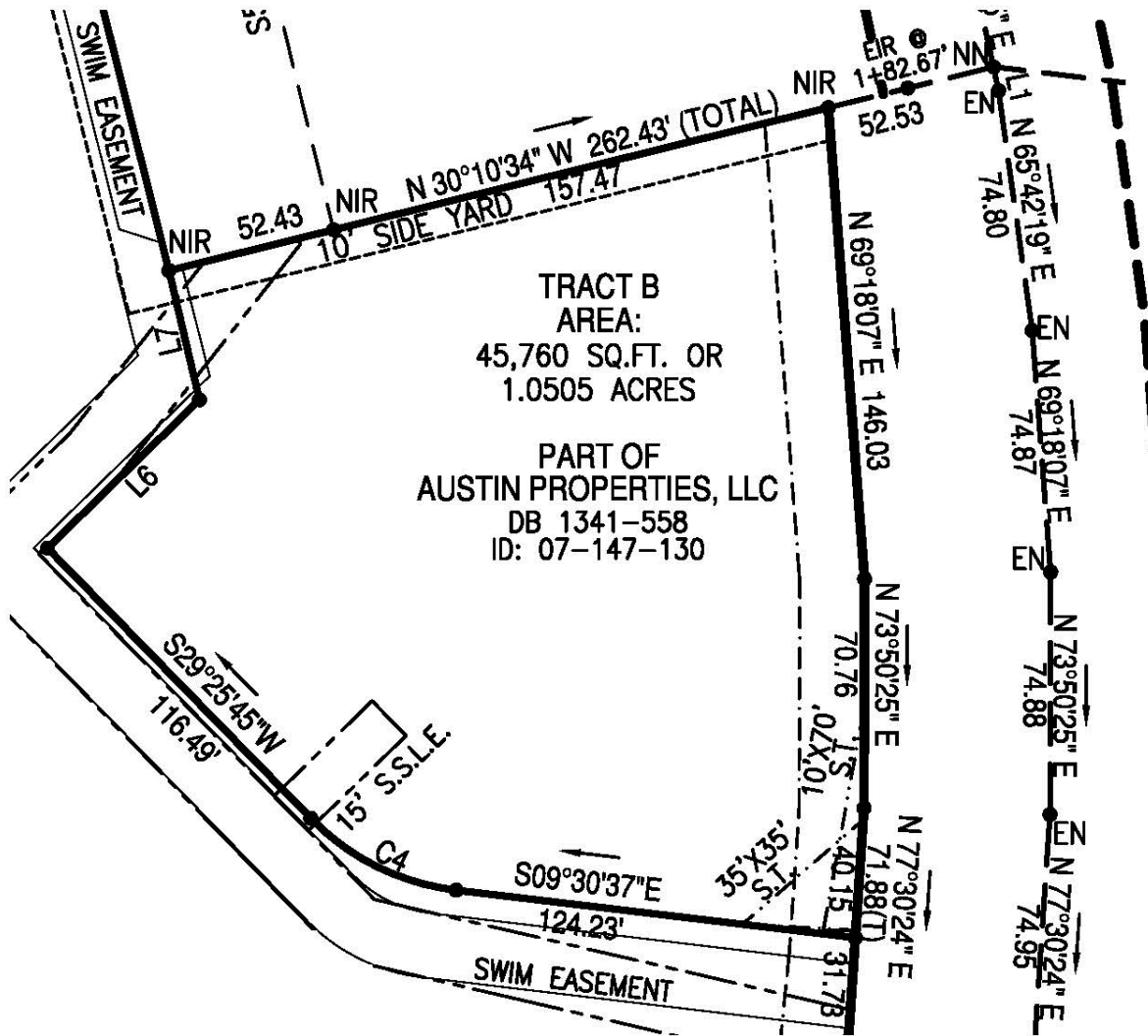
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SITE PLAN



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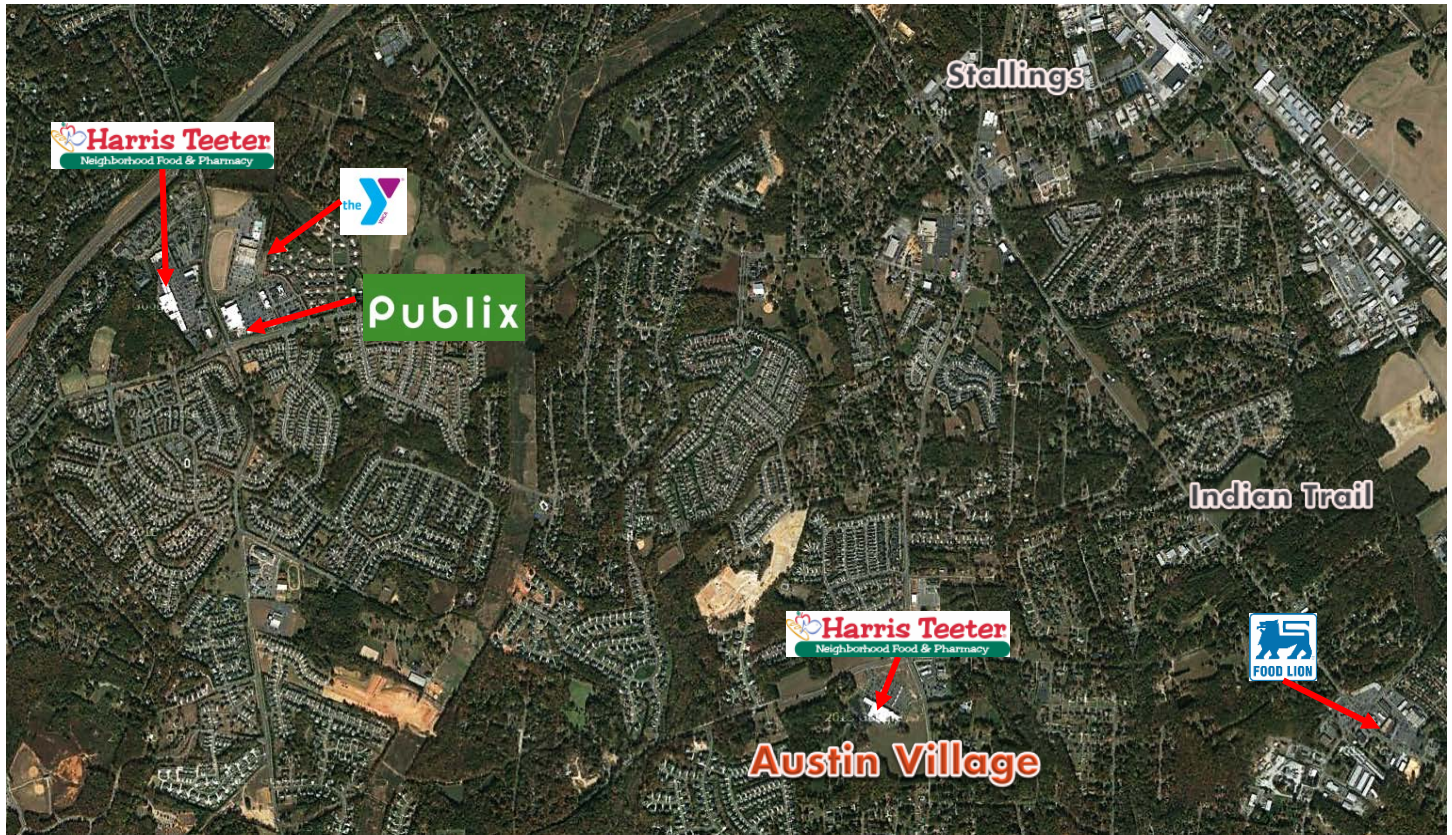
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# AUSTIN VILLAGE OUTPARCEL

## POTTER ROAD & CHESTNUT LANE, CHARLOTTE, NC

### MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,946	40,323	115,031
2017 PROJECTED POPULATION	6,788	45,430	129,272
TOTAL HOUSEHOLDS	2,144	13,901	40,781
AVG. HH INCOME	\$84,694	\$109,214	\$106,144
DAYTIME EMPLOYEES	823	13,130	44,963

TRAFFIC COUNTS	
POTTER ROAD	8,000 VPD
CHESTNUT LANE	4,000 VPD

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