

CALDWELL CROSSING  
HARRISBURG, NORTH CAROLINA



**Trade Area**  
Harrisburg, NC

**Anchor**  
Harris Teeter with Fuel Station

**Demographics**  
2017 Est. Population

1 miles	3,675
3 miles	50,822
5 miles	113,930

\*4/2017 AGS

**Average Household Income**

1 miles	\$88,027
3 miles	\$79,121
5 miles	\$72,649

\*2017 Estimate

**Tenants**  
Banfield Pet Hospital  
East Coast Wings  
Friendly Dental  
Jersey Mike's  
Marco's Pizza  
9Round  
Great Clips

**Gross Leasable Area**  
± 85,000 sf at full build-out

**Availability**  
1,200 sf

**Traffic Counts**  
Hwy 49           26,000  
Caldwell Rd      7,300  
\*2014 NC DOT AADT

**Other Highlights**

- Harris Teeter Opened December 2015
- First HT Fuel to open in North Carolina
- Signalized intersection
- Harrisburg named the fastest growing town in the Charlotte area (2010-14)
- Population has grown 22.6% since 2010
- One of three rail crossings east of I-485 along the Hwy 49 corridor

*Caldwell Crossing*

University City Blvd (Hwy 49)  
and Caldwell Rd  
Harrisburg, North Carolina

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