

CALDWELL CROSSING
HARRISBURG, NORTH CAROLINA



Trade Area
Harrisburg, NC

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

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

Anchor
Harris Teeter with Fuel Station

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

Caldwell Crossing

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

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