

**SEDGEFIELD SHOPPING CENTER  
CHARLOTTE, NORTH CAROLINA**



**Trade Area**

South End and Sedgefield  
Neighborhoods of Charlotte, NC

**Demographics**

**2021 Est. Population**

1 miles	17,911
3 miles	115,104
5 miles	257,159

\*5/2021 AGS

**Average Household Income**

1 miles	\$104,599
3 miles	\$120,410
5 miles	\$107,540

\*2021 Estimate



Parcel A - first area to be redeveloped

**Traffic Counts**

South Blvd 26,500 AADT

\*2019 NC DOT

**Other Highlights**

- Phase I Retail complete
- Full-service Harris Teeter opened June 2017
- Pedestrian access from South Blvd into the deli and coffee/bakery area
- Mid-century modern architecture
- Parking, traffic, sidewalk improvements
- For more information visit [www.sedgefieldredevelopment.com](http://www.sedgefieldredevelopment.com)

*Sedgefield*

South Blvd and Poindexter Dr  
Charlotte, North Carolina 28209

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Shop	Tenant	Sq Ft
A0	Harris Teeter	54,145
A1	Maple Street Biscuit Co	2,500
A2	Green Brothers Juice Co.	840
A3	Star Cleaners	1,075
A4	AT&T	1,830
B1	CORE 704	3,325
B4	The Waterman Oyster Bar	3,000
<b>TOTAL</b>		<b>66,715 SF</b>