

SEDGEFIELD SHOPPING CENTER CHARLOTTE, NORTH CAROLINA



Trade Area

South End and Sedgefield
Neighborhoods of Charlotte, NC

Demographics

2021 Est. Population

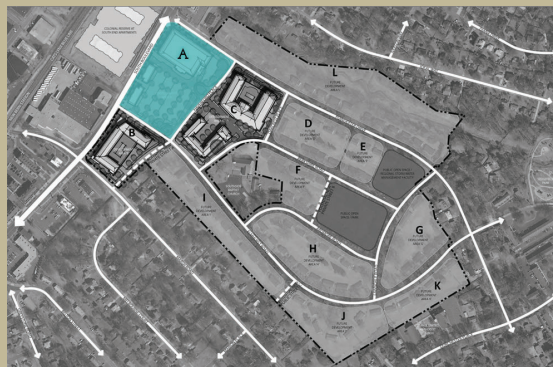
1 miles	17,911
3 miles	115,104
5 miles	257,159

*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

Sedgefield

South Blvd and Poindexter Dr
Charlotte, North Carolina 28209

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**SEDGEFIELD SHOPPING CENTER
CHARLOTTE, NORTH CAROLINA**



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
TOTAL		66,715 SF