THE VILLAGE COMMONS AT WESLEY CHAPEL
PHASE III
WESLEY CHAPEL, NORTH CAROLINA

ASTON



Available
Leased
Under Negotiation

SHOP	TENANT	SQ FT
A2	**AVAILABLE**	**2,000**
D8	Hickory Tavern	6,750
D10	Heartland Dental	3,950
E1	Chase Bank	3,293
E2	**AVAILABLE**	**2,750**
E3	**AVAILABLE**	**3,850**
E50	Novant Health	10,000
F1	Mattress Firm	3,250
F3	Hand & Stone	2,550
F4	**UNDER NEGOTIATION**	**1,950**
F5	TCBY	1,950
F7	Ay Caramba	3,900
F8	**UNDER NEGOTIATION**	**1,800**
G1	Novant Health	12,600
H1	PetSmart	14,050
H2	Westlake Ace Hardware	15,000
H3-H4	Venice Nail Spa	3,000
H5	Publix	50,325

For more information, please contact:

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Site:

Weddington Rd &
Waxhaw-Indian Trail Rd
Wesley Chapel, NC 28104

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NOW PRE-LEASING
RESTAURANT & RETAIL SPACE
STARTING AT 1,500 SF

TRAFFIC COUNTS

Weddington Rd	20,500
Waxhaw-Indian Trail Rd	21,000



DEMOGRAPHICS

RADIUS	*1 MILE*	*3 MILES*	*5 MILES*
POPULATION	3,428	29,102	77,897
DAYTIME POPULATION	907	3,647	13,633
AVG HH INCOME	$149,979	$183,836	$172,024

PROPERTY FEATURES

- Located at the high-visibility corner of Weddington and Waxhaw-Indian Trail Roads
- Phase III of the center joins phases I and II, anchored by a Target and newly expanded and renovated Harris Teeter
- Wesley Chapel is known as an extremely high-barrier to entry market with limited developable land enabling the center to capture a large portion of market growth

JOIN THESE RETAILERS

Publix. Westlake ACE Hardware
PETSMART TARGET HICKORY TAVERN
CVS pharmacy Chick-fil-A NOVANT HEALTH

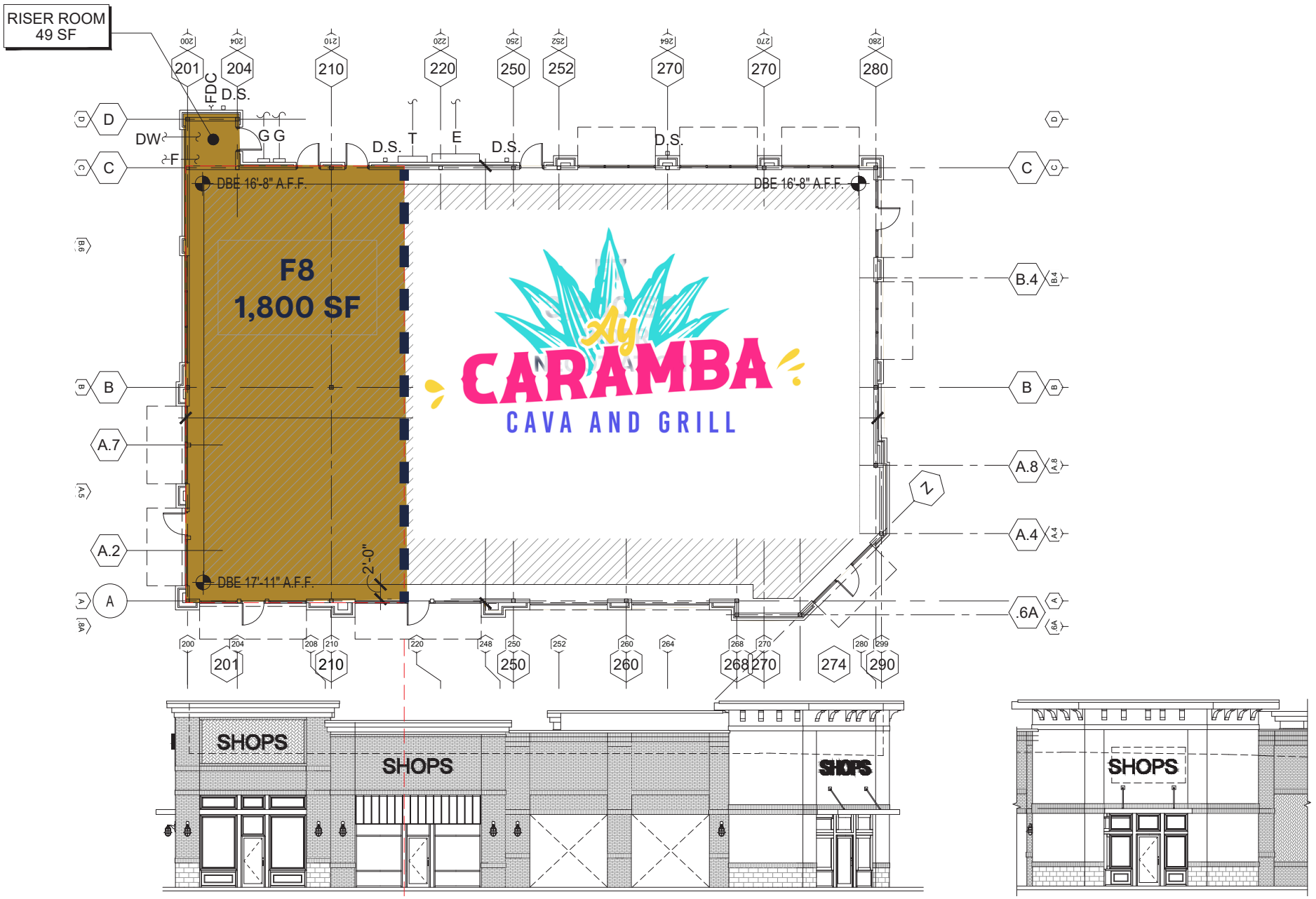
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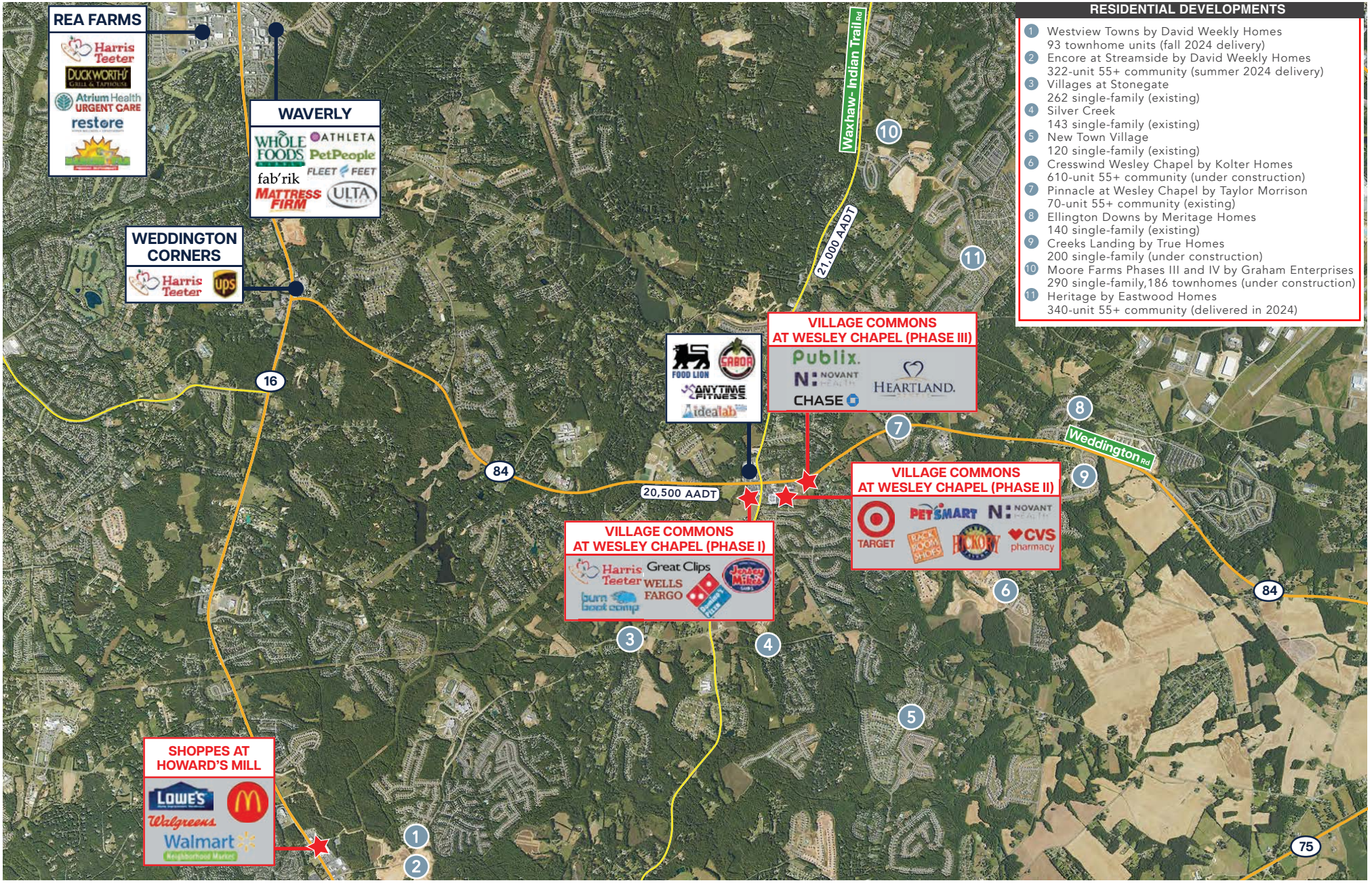
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RESIDENTIAL DEVELOPMENTS

1. Westview Towns by David Weekly Homes
   93 townhome units (fall 2024 delivery)
2. Encore at Streamside by David Weekly Homes
   322-unit 55+ community (summer 2024 delivery)
3. Villages at Stonegate
   262 single-family (existing)
4. Silver Creek
   143 single-family (existing)
5. New Town Village
   120 single-family (existing)
6. Cresswind Wesley Chapel by Kolter Homes
   610-unit 55+ community (under construction)
7. Pinnacle at Wesley Chapel by Taylor Morrison
   70-unit 55+ community (existing)
8. Ellington Downs by Meritage Homes
   140 single-family (existing)
9. Creeks Landing by True Homes
   200 single-family (under construction)
10. Moore Farms Phases III and IV by Graham Enterprises
    290 single-family,186 townhomes (under construction)
11. Heritage by Eastwood Homes
    340-unit 55+ community (delivered in 2024)

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REMAINING RESTAURANT OPPORTUNITIES

SHOP	TENANT	SQ FT
E2-E3	AVAILABLE	2,750-6,600
F8	UNDER NEGOTIATION	1,800



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