

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



For more information, please contact:



LAUREN HANSEN
704.319.4937
lahansen@astonprop.com

2825 South Blvd, Ste 300 | Charlotte, NC 28209 | www.astonprop.com

Site:

5920 Weddington Monroe Rd
Wesley Chapel, NC 28104

**COMING AVAILABLE
±2,925 SF SHOP SPACE**



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

TRAFFIC COUNTS

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



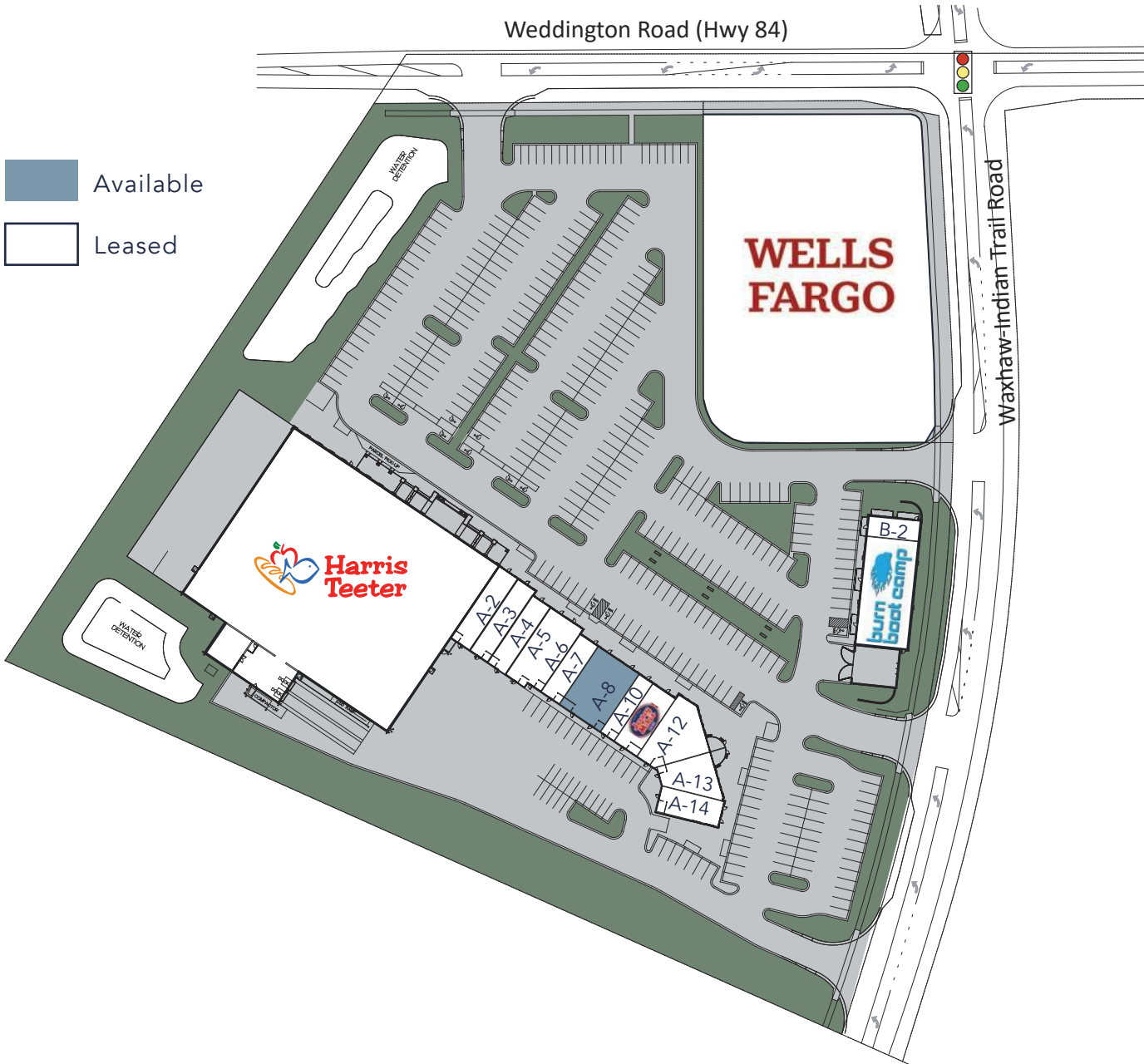
PROPERTY FEATURES

- Located at the high-visibility corner of Weddington and Waxhaw-Indian Trail Roads
- Phase I is anchored by a newly expanded and renovated Harris Teeter, Phase II is anchored by a Target, Phase III now pre-leasing
- 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

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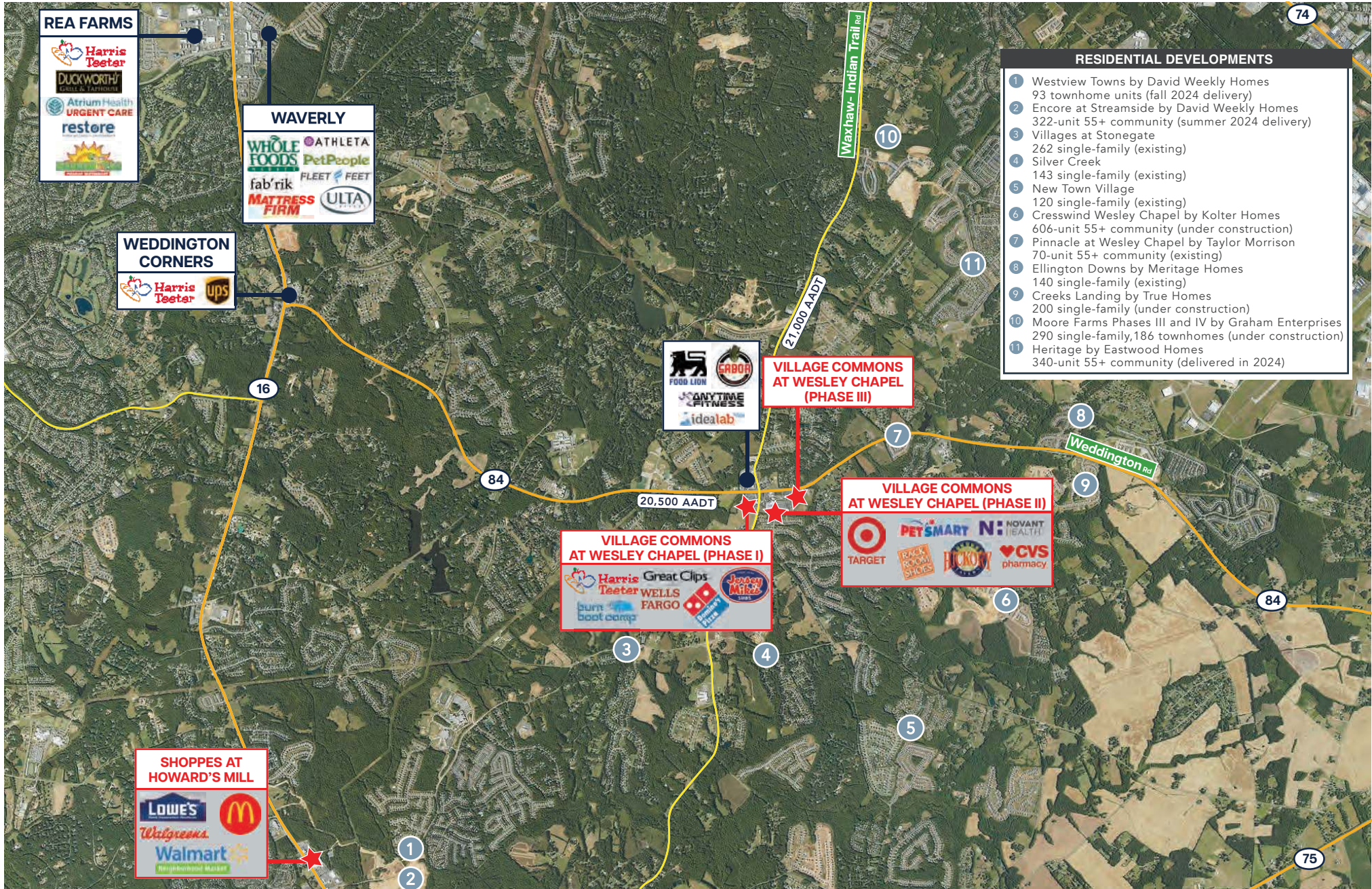


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Shop	Tenant	Sq Ft
A1	Harris Teeter	45,364
A2	Landmark Dentistry	3,200
A4	Great Clips	1,500
A5-6	The Nail Spa	2,550
A7	Kumon	1,300
A8	AVAILABLE	2,925
A10	Legion Insurance Agency	975
A11	Jersey Mike's	1,625
A12	Kami	2,667
A13	Curry Place	1,819
A14	Domino's Pizza	1,500
B1	Burn Boot Camp	5,000
B2	AT&T	1,000
OP1	Wells Fargo Bank	1,500
TOTAL		71,425

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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	Crosswind Wesley Chapel by Kolter Homes 606-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)

REA FARMS

Harris Teeter
DUCK WORTH
Atrium Health URGENT CARE
restore

WAVERLY

ATHLETA
WHOLE FOODS
PetPeople
fab'rik FLEET FEET
MATTRESS FIRM ULTA

WEDDINGTON CORNERS

Harris Teeter
ups

FOOD LION
SABOR
ANYTIME FITNESS
idealab

VILLAGE COMMONS AT WESLEY CHAPEL (PHASE III)

VILLAGE COMMONS AT WESLEY CHAPEL (PHASE II)

TARGET
PETSMART
NOVANT HEALTH
CVS pharmacy
BICKORY
RACK ROOM SHOPS

VILLAGE COMMONS AT WESLEY CHAPEL (PHASE I)

Harris Teeter
Great Clips
Jersey Mike's
burn boot camp
WELLS FARGO
Bobby's Place

SHOPPES AT HOWARD'S MILL

LOWE'S
Walmart Neighborhood Market
Watgreens
McDonald's

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