

**BROOKDALE
CHARLOTTE, NORTH CAROLINA**



9641 Brookdale Dr
Charlotte, NC 28215



For more information, please contact:



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1,008-1,206 sf AVAILABLE



GROCERY ANCHORED VISIBILITY

Anchored by a top-performing Harris Teeter, Brookdale benefits from exceptional daily traffic and prime positioning along Rocky River Road adjacent to I-485, offering steady customer flow in one of Charlotte's fastest-growing suburban corridors.

DYNAMIC TENANT & TRADE AREA

The center features a well-balanced mix of national, regional, and service-oriented tenants that drive consistent visitation and cross-shopping activity. This strong lineup, coupled with the surrounding household density and purchasing power, solidifies Brookdale's role as the dominant neighborhood retail destination in the trade area.

EXPLOSIVE RESIDENTIAL EXPANSION

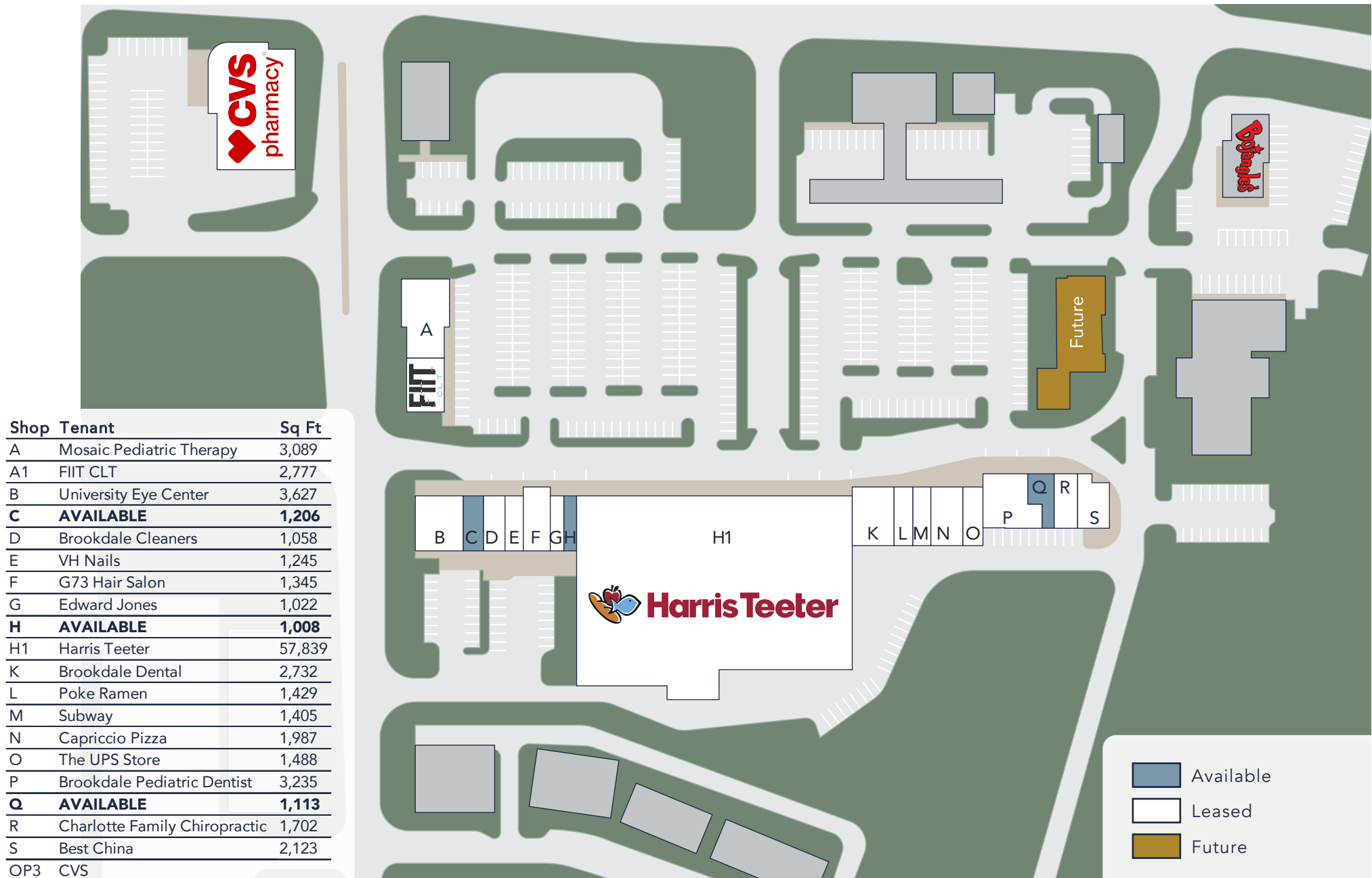
Brookdale is surrounded by extensive new residential and mixed-use growth, including the 185-acre Farmington development across the street, which will deliver hundreds of homes and substantial new commercial space. This wave of nearby development continues to enhance foot traffic, daytime population, and long-term value creation for retailers.

DEMOGRAPHICS

<i>RADIUS</i>	<i>1 MILE</i>	<i>3 MILES</i>	<i>5 MILES</i>
POPULATION	5,094	20,388	23,520
DAYTIME POPULATION	9,082	14,882	15,506
AVG HH INCOME	\$83,165	\$119,303	\$126,207

TRAFFIC COUNTS

Plaza Road Extension	6,449 VPD
Rocky River Rd	16,400 VPD
I-485 (Craig Lawing Fwy)	82,100 VPD



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