

**100% LEASED**



**Harris Teeter-Anchored Retail Shopping Center in SouthPark**

**CONTACT BROKER FOR PRICING**

**Morrocroft Village**

3904 Colony Road, Charlotte, NC 28211

**100% LEASED**

Rianne Bell

(704) 697-5580

[RBell@MetCapCRE.com](mailto:RBell@MetCapCRE.com)

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# Property Overview

## LOCATION OVERVIEW

Morrocroft Village is a 120,000 SF grocery-anchored shopping center in Charlotte's affluent SouthPark area, strategically positioned next to South Park Mall in a high-traffic location that benefits from the area's premium demographics and walkable retail and restaurant activity. The property is well-positioned in one of Charlotte's most desirable retail and residential districts, with the nearby SouthPark Mall serving as a major anchor for the area's shopping and dining scene.

## PROPERTY HIGHLIGHTS

- 100% Leased
- Located in the affluent SouthPark area next to SouthPark Mall
- Co-tenants include: Harris Teeter, Jos. A Bank, Donald Haack Diamonds, PNC Bank, Crate & Barrel, ABC Spirits and more
- Prominent multi-tenant retail community positioned on Sharon Rd
- Densely populated area with strong demographics, experiencing 2.6% growth within a 1-mile radius over the next 5 years
- Located across from the new Colony Development, planning 990 apartments and 250,000 SF of office
- Traffic Counts:
  - Sharon Rd - 40,000 VPD
  - Colony Rd - 20,500 VPD



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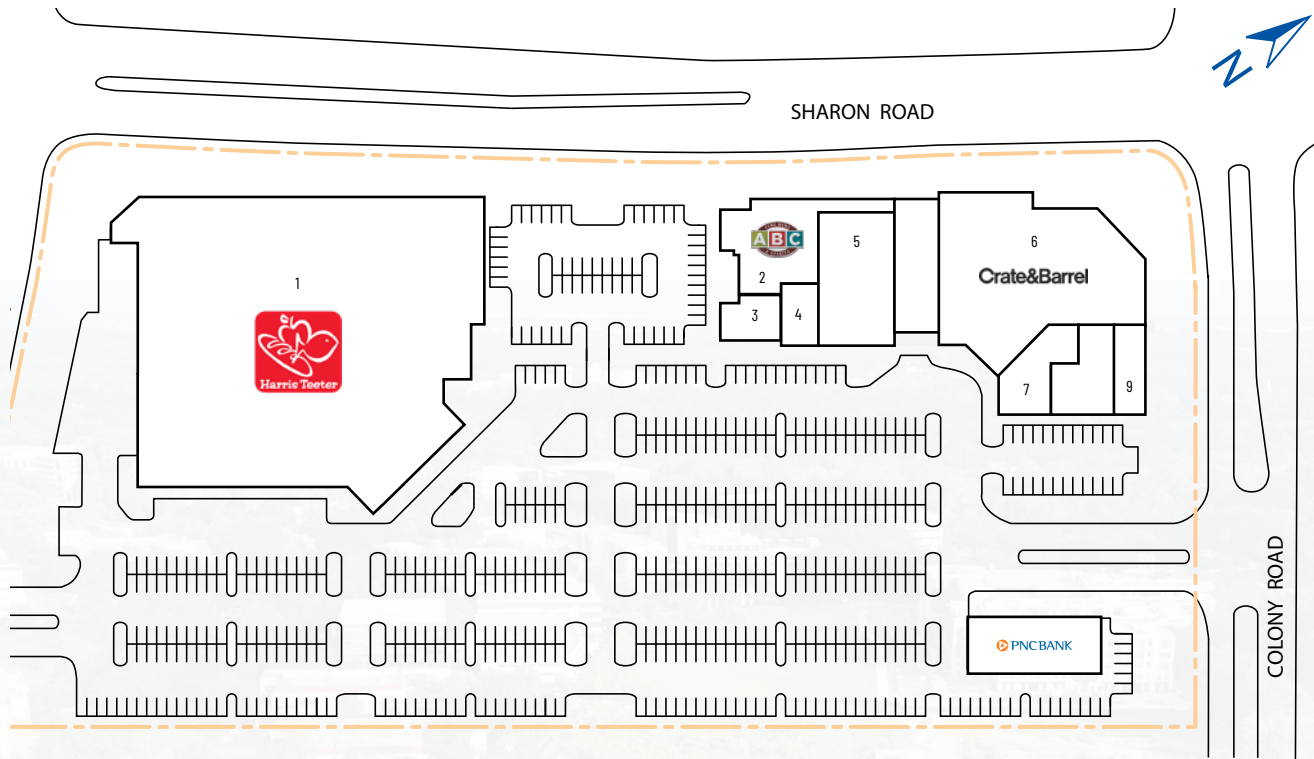
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# Site Plan



Suite	Tenants	Size
1	Harris Teeter	
2	ABC Spirits	
3	Soshny	
4	Tide Cleaners	
5	Jos. A Bank	
6	Crate & Barrel	
7	Donald Haack Diamonds	
8	Ageless Remedies	
9	Hearing Balance	
10	PNC Bank	



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# Market Aerial



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# Property Photos



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# Demographic Profile

SOUTHPARK | CHARLOTTE, NC



\$220,250  
Average HH Income



41,297  
Households



4,504  
Businesses



49,738  
Employees



92,561  
Population



1.34%  
Annual Population Rate of Change



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated Population	11,906	92,561	275,044
2030 Projected Population	12,874	93,348	293,992
<b>Households</b>			
2025 Estimated Households	5,938	41,297	127,791
2030 Projected Households	6,477	42,070	139,686
<b>Household Income</b>			
2025 Estimated Avg Household Income	\$248,126	\$220,250	\$163,541
<b>Businesses</b>			
2025 Estimated Total Businesses	1,848	4,504	16,669
2025 Estimated Total Employees	25,404	49,738	198,696

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