

# THE SHOPPES AT ARDREY KELL

CHARLOTTE, NORTH CAROLINA



## SIZE

82,119 square feet



## LOCATION

16615 Lancaster Highway | Charlotte, North Carolina 28277

## PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter, the number one grocer in the Charlotte area
- Additional tenants include Domino's Pizza, T-Mobile and Wells Fargo
- Located in Charlotte, the most populous city in the state, with a population exceeding 68,000 in a three-mile radius with an average household income more than \$115,000
- The center is located at the high traffic intersection of Lancaster Highway and Ardrey Kell Road, which benefits from over 57,000 vehicles per day

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



PHILLIPS EDISON & COMPANY

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16615 LANCASTER HWY | CHARLOTTE, NC 28277

SPACE	TENANT	SQ. FT.
1	Harris Teeter	48,505
2	Hand and Stone Massage Spa	2,600
3A	Element 5	1,800
3B	Radiant Tan	1,210
4	Diva Nails	1,202
5	Ballantyne Family Medicine	1,200
6	T-Mobile	2,250
7	Honey Cuts	1,200
8	Thrive Family Chiropractic, PLLC	1,394
9	Subway	1,511
10	Rita's Ice	1,016
11	Dolce Casa Tile Boutique	1,241
12	Alpine Cleaners	1,062
13A	Carefree Carpets	1,300
13B	Qdoba Mexican Grill	2,838
14	Premier Dentistry	2,400
15	P.J. O'Reilly's	3,500
16	Oggi Ristorante Italiano	2,100
17	Domino's Pizza	1,230
18	Asian 1	1,268
19	HealthNutz	1,292
ATM	Wells Fargo Bank ATM	0
<b>TOTAL SQ. FT.</b>		<b>82,119</b>

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



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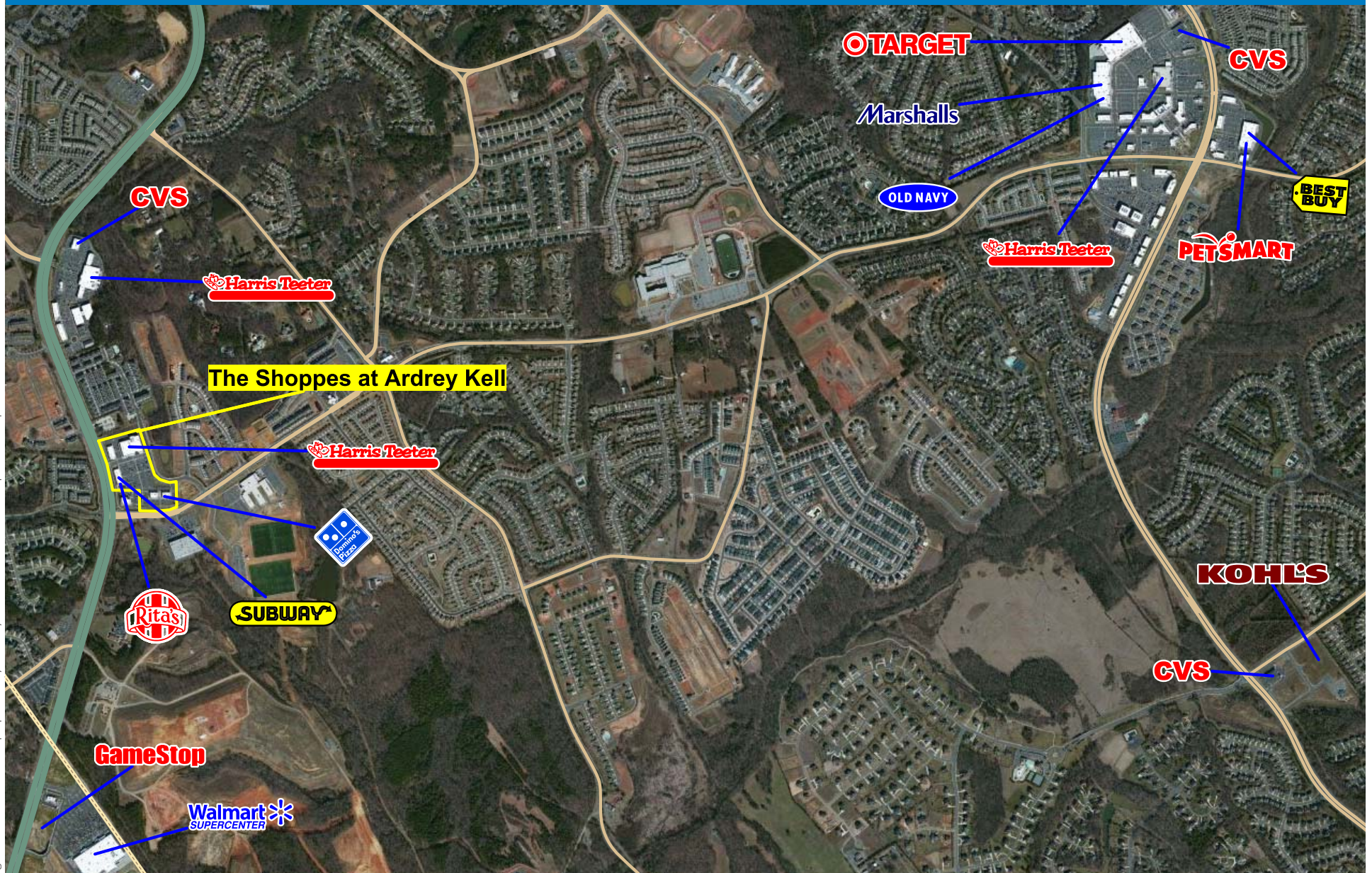


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# Demographic Summary Report

1990 - 2000 Census, 2014 Estimates & 2019 Projections  
Calculated using TAS Retrieval Retrieval



Apr 8, 2015

Latitude: 35.024248 Longitude: -80.848123

The Shoppes at Ardrey Kell		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2014 Estimated Population	8,979	58,654	133,640	444,414
	2019 Projected Population	10,833	69,129	156,822	514,522
	2010 Census Population	7,256	51,296	117,539	395,654
	2000 Census Population	983	22,082	65,357	263,030
	1990 Census Population	466	7,337	35,627	179,232
	Historical Annual Growth 1990 to 2000	7.76%	11.65%	6.26%	3.91%
	Historical Annual Growth 2000 to 2010	22.12%	8.79%	6.04%	4.17%
	Estimated Annual Growth 2010 to 2014	4.59%	2.86%	2.74%	2.48%
	Projected Annual Growth 2014 to 2019	3.83%	3.34%	3.25%	2.97%
	Median Age	36.0	37.5	38.1	38.1
Households	Q4 2014 Estimated Households	3,460	22,324	51,927	173,141
	2019 Projected Households	4,177	26,261	60,719	199,953
	2010 Census Households	2,789	19,559	45,743	154,311
	2000 Census Households	364	8,209	25,050	102,848
	1990 Census Households	166	2,543	13,196	68,696
	Historical Annual Growth 1990 to 2000	8.15%	12.43%	6.62%	4.12%
	Historical Annual Growth 2000 to 2014	22.57%	9.07%	6.21%	4.14%
	Estimated Annual Growth 2000 to 2014	4.65%	2.82%	2.71%	2.45%
	Projected Annual Growth 2014 to 2019	3.84%	3.30%	3.18%	2.92%
	Population per Household	2.59	2.63	2.57	2.56
Population by Race	White	66.5%	73.8%	74.5%	71.9%
	Black or African American	11.4%	8.3%	9.1%	12.2%
	Asian & Pacific Islander	11.5%	8.6%	6.5%	4.4%
	Other Races	2.3%	2.2%	2.2%	2.3%
	Hispanic Population	8.3%	7.0%	7.7%	9.1%
Income	Average Household Income	\$113,862	\$118,229	\$109,715	\$101,411
	Median Household Income	\$86,494	\$88,220	\$78,834	\$72,278
	Per Capita Income	\$43,878	\$44,999	\$42,658	\$39,660
Education (Age 25+)	Elementary	0.3%	1.5%	1.9%	2.9%
	Some High School	1.3%	2.4%	2.9%	3.6%
	High School Graduate	13.4%	13.8%	15.0%	16.1%
	Some College	16.9%	17.9%	20.2%	20.1%
	Associates Degree Only	5.4%	6.1%	7.4%	7.8%
	Bachelors Degree Only	39.8%	39.9%	36.8%	34.4%
	Graduate Degree	22.9%	18.4%	15.9%	15.3%
Business	Number of Businesses	93	1,166	3,349	12,061
	Total Number of Employees	1,515	18,820	53,522	224,267
	Employees per Business	16.24	16.14	15.98	18.59
	Residential Population per Business	96.29	50.29	39.90	36.85

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