



**THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

JACOB'S CROSSING

1127 CHARLOTTE HIGHWAY
TROUTMAN, NC | 28166

**SHOP SPACE &
OUTPARCELS AVAILABLE**

CALL FOR DETAILS

Spencer Brown

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PARTNER **XTEAM**



Click to Watch
VIDEO



JACOB'S CROSSING

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC

LEASING INFORMATION

- 1,200 - 4,959 SF Available
- Outparcel Buiding: 1,600 SF End Cap Space Available
- Rates: Please Call
- Three Outparcels Available

PROPERTY HIGHLIGHTS

- Shop space is now under construction
- Food Lion - NOW OPEN!
- Join: Heartland Dental, Jersry Mike's, Pizza Hut, WingStop, Great Clips, Mavis, Azuma Japanese Restaurant, and Eagle Nails
- Signalized access at Crosstie Ln
- Within one mile of the site there are 1,250+ under construction/ recently completed residential units, and another 1,000+ in planning
- 1.7 million SF industrial development planned nearby
- 1/2 mile from I-77

DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
POPULATION	1,689	13,867	38,155
AVERAGE HH INCOME	\$103,155	\$129,550	\$123,798
MEDIAN HH INCOME	\$85,915	\$97,465	\$95,399
BUSINESS ESTABLISHMENTS	42	268	1,614
DAYTIME EMPLOYMENT	393	4,881	17,482

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NEARBY TENANTS



Available Shop Space



Available Outparcels

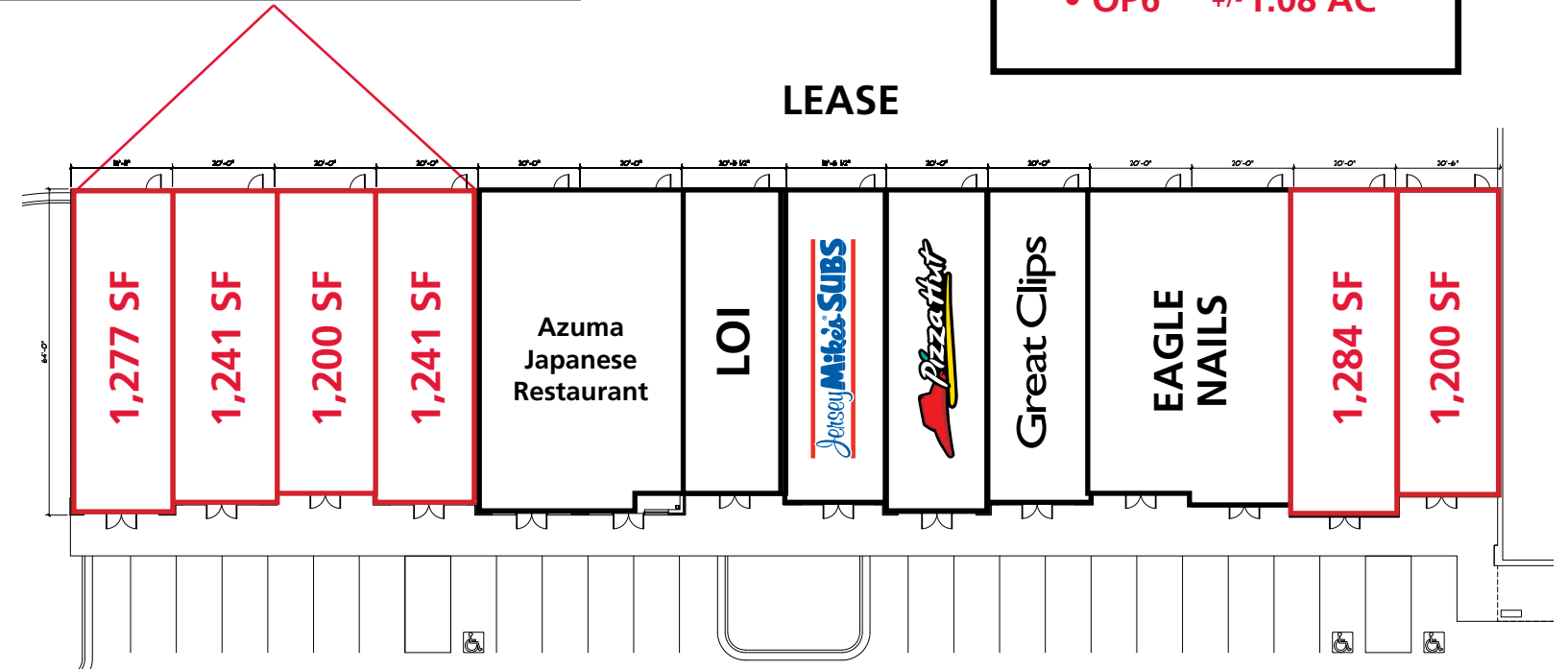


SMALL SHOP SPACE AVAILABLE

Can be combined for up to 4,959 SF

OUTPARCELS AVAILABLE

- OP4 +/- 1.04 AC
- OP5 +/- 0.97 AC
- OP6 +/- 1.08 AC



LEASE

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Proposed Daycare Facility



Ryan Homes
76 Single-Family Units
165 Townhomes
(Under Construction)



Home Improvement Ln

1,600 SF



OP4
+/- 1.04 AC

OP5
+/- 0.97 AC

OP6
+/- 1.08 AC



Crosstie Ln

SMALL SHOP SPACE AVAILABLE

Weather's Creek
222 Single-Family Homes



Crosstie Ln



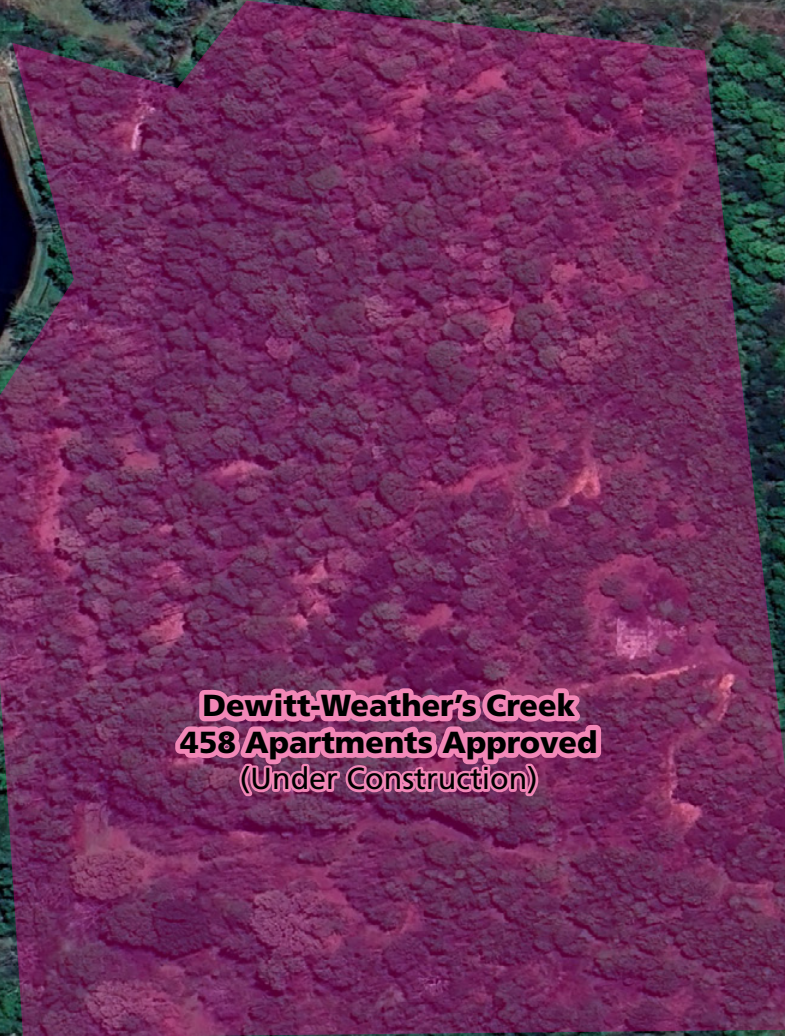
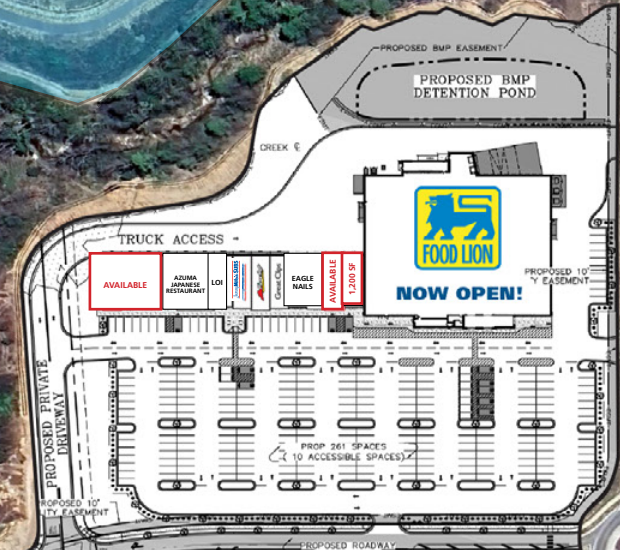
W Crosstie Ln



Dewitt-Weather's Creek
458 Apartments Approved
(Under Construction)



Weather's Creek
222 Single-Family
Homes



Dewitt-Weather's Creek
458 Apartments Approved
(Under Construction)



21 Charlotte Hwy 16,000 VPD

DOLLAR GENERAL



Proposed Daycare Facility

Ryan Homes
76 Single-Family Units
165 Townhomes
(Under Construction)

CONTACT

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