



**OFFERING SUMMARY**

Available SF:	1,200 - 1,200 SF
Lease Rate:	Negotiable
Lot Size:	4.54 Acres
Building Size:	19,587 SF
Market:	7 Lakes

**PROPERTY OVERVIEW**

7 Lakes Retail Center on NC HWY 211 at the entrance to the Seven Lakes West Community. This center services the surrounding population with medical, eating, and retail tenants.

Two 1,200 SF Units available for salon, retail, office, restaurant, or medical use.

**PROPERTY HIGHLIGHTS**

- Spaces can be combined to create up to create up to 2,450 SF
- Ample parking with 5 spaces per 1,000 ft
- High Traffic count - 15,500 VPD
- Good Foot traffic from neighboring tenants

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
Unit F	\$12.00 SF/yr	1,250 SF





## DEMOGRAPHIC SUMMARY

Hair Zoo  
Drive time of 15 minutes

### KEY FACTS

52,114

Population



23,672

Households

49.6

Median Age

\$54,284

Median Disposable Income

### EDUCATION

6%

No High School Diploma



17%

High School Graduate



31%

Some College



47%

Bachelor's/Grad/Prof Degree

### INCOME



\$67,555

Median Household Income



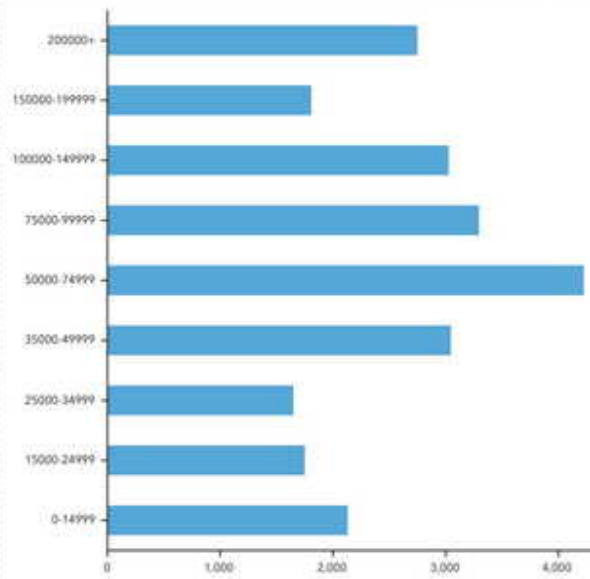
\$47,311

Per Capita Income

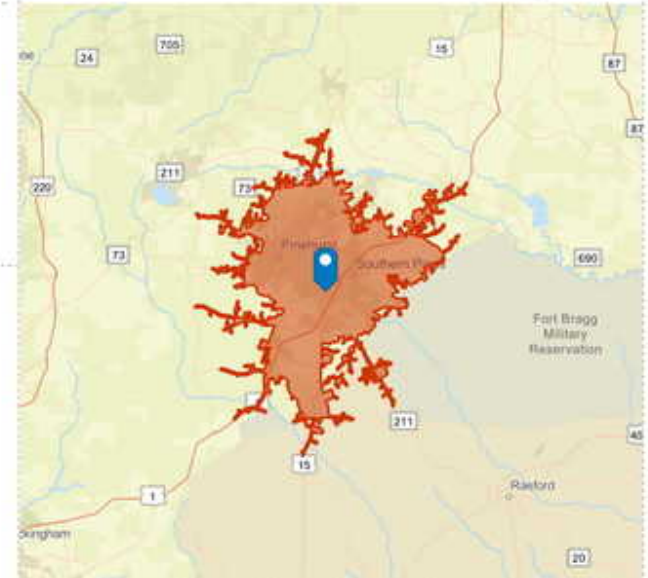


\$177,749

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



67%

White Collar



14%

Blue Collar



19%

Services

12.2%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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