



SIZE

82,119 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,041	74,766	165,153
Households		
4,551	27,557	62,273
Median HH Income (\$)		
124,914	125,907	115,647

MAJOR TENANT(S)

Harris Teeter
Qdoba



LOCATION

16615 Lancaster Highway | Charlotte, NC 28277

PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter, the number one grocer in the Charlotte area
- Additional tenants include Domino's Pizza, T-Mobile, and Qdoba Mexican Grill
- Located in Charlotte, the most populous city in the state, with a population exceeding 74,700 in a three-mile radius with an average household income more than \$163,800
- The center is located at the high traffic intersection of Lancaster Highway and Ardrey Kell Road, which benefits from over 62,000 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



THE SHOPPES AT ARDREY KELL

16615 Lancaster Highway | Charlotte, NC 28277

SPACE	TENANT	SQ. FT.
ATM	Wells Fargo	
SHAD1	Big View Diner	
SHAD2	AFC Urgent Care	
1	Harris Teeter	48,505 SF
2	Hand & Stone Massage and Facial Spa	2,600 SF
3A	Element 5	1,800 SF
3B	Organic Bronze Bar	1,210 SF
4	Top Q Nails	2,402 SF
6	T-Mobile	2,250 SF
7	Honey Cuts	1,200 SF
8	The Joint	1,394 SF
9	The Lights Juice Bar & Cafe	1,511 SF
10	Rita's Italian Ice	1,016 SF
11	Philly Pretzel Factory Ballantyne	1,241 SF
12	Anira Brows & Beauty	1,062 SF
13A	Woodsley's Shoes	1,173 SF
13B	Qdoba	2,965 SF
14	Premier Dentistry	2,400 SF
15	Dakshin Indian Grill	3,500 SF
16	Oggi Ristorante Italiano	2,100 SF
17	Domino's Pizza	1,230 SF
18	Asian I	1,268 SF
19	Vapor Smoke Shop	1,292 SF
TOTAL SQ. FT.		82,119

SITE LEGEND	
 Available	 Owned by Others
 Leased (not occupied)	 Occupied
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

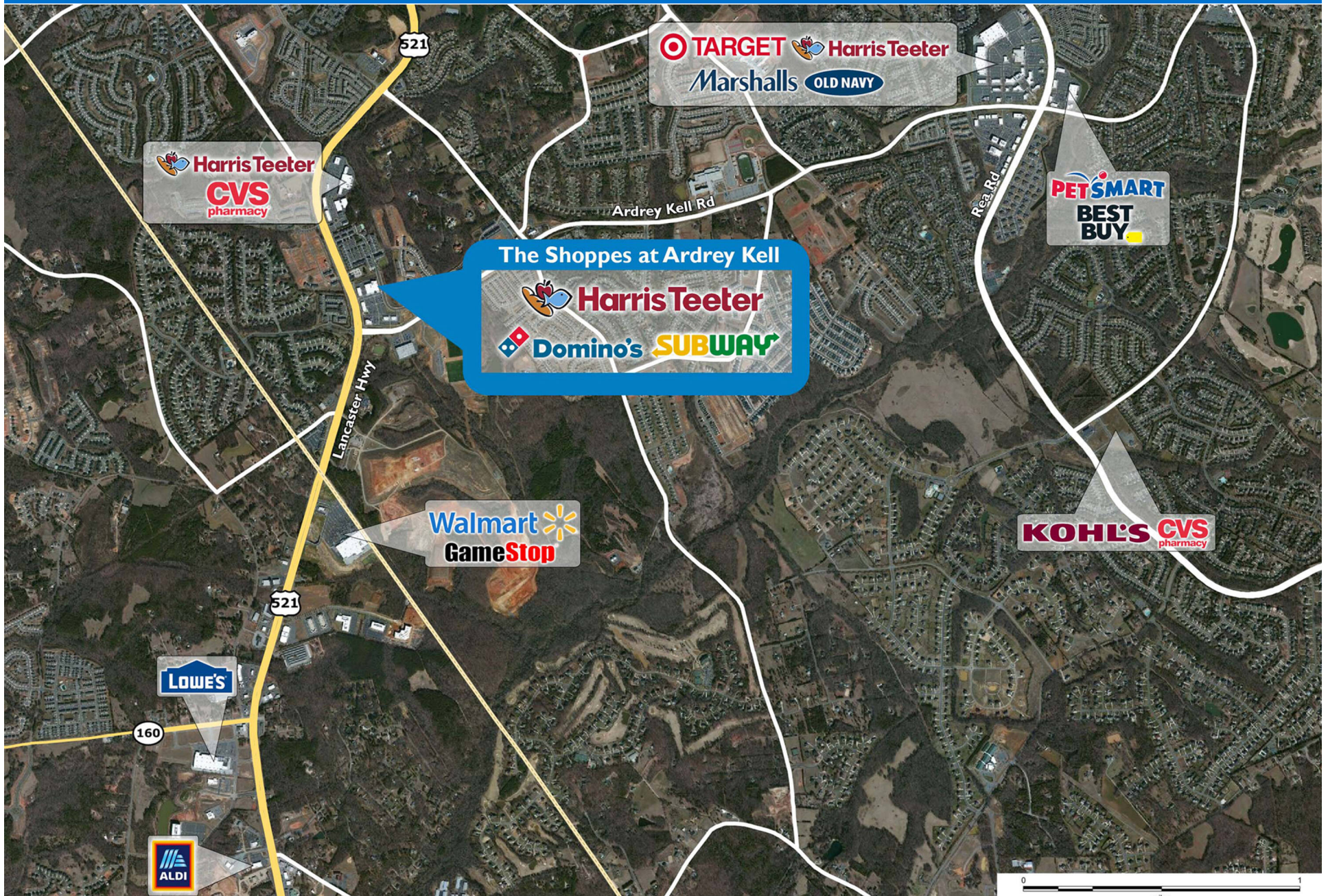
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.024248

Longitude: -80.848123

The Shoppes at Ardrey Kell Charlotte, NC				
	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	
Population	Q4 2023 Estimated Population	12,041	74,766	165,153
	2028 Projected Population	12,436	79,374	174,116
	2010 Census Population	7,444	51,568	117,054
	2000 Census Population	914	22,491	65,769
	1990 Census Population	478	6,283	35,456
	Historical Annual Growth 1990 to 2000	6.69%	13.60%	6.37%
	Historical Annual Growth 2000 to 2010	23.34%	8.65%	5.93%
	Estimated Annual Growth 2010 to 2023	3.56%	2.74%	2.54%
	Projected Annual Growth 2023 to 2028	0.65%	1.20%	1.06%
	Median Age	38.4	40.0	40.3
Households	Q4 2023 Estimated Households	4,551	27,557	62,273
	2028 Projected Households	4,694	29,212	65,453
	2010 Census Households	2,820	19,591	45,360
	2000 Census Households	327	8,369	25,266
	1990 Census Households	156	2,146	13,318
	Historical Annual Growth 1990 to 2000	7.70%	14.58%	6.61%
	Historical Annual Growth 2000 to 2010	24.04%	8.88%	6.03%
	Estimated Annual Growth 2010 to 2023	3.54%	2.51%	2.33%
	Projected Annual Growth 2023 to 2028	0.62%	1.17%	1.00%
	Population per Household	2.64	2.71	2.65
Population by Race	White	53.1%	60.8%	63.2%
	Black or African American	12.4%	9.1%	10.0%
	Asian & Pacific Islander	20.6%	15.6%	11.6%
	Other Races	4.4%	4.7%	5.0%
	Hispanic Population	9.4%	9.8%	10.2%
Income	Average Household Income	\$160,325	\$163,872	\$154,569
	Median Household Income	\$124,914	\$125,907	\$115,647
	Per Capita Income	\$60,698	\$60,478	\$58,347
Education (Age 25+)	Elementary	2.1%	2.6%	2.3%
	Some High School	1.9%	2.3%	2.2%
	High School Graduate	11.2%	12.3%	13.2%
	Some College	17.7%	14.3%	16.1%
	Associates Degree Only	7.0%	7.2%	8.3%
	Bachelors Degree Only	37.5%	37.4%	36.4%
	Graduate Degree	22.6%	23.9%	21.4%
Business	Number of Businesses	265	2,182	5,092
	Total Number of Employees	3,247	24,908	55,441
	Employees per Business	12.24	11.41	10.89
	Residential Population per Business	45.41	34.26	32.43

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.