



3,000 SF—Retail/Office Space for Lease

- * Previously occupied by T-Mobile
- * High traffic center
- * Less than 1/4 mile from I-485
- * Upscale Ballantyne area
- * Call or email for rates

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Shoppes at Toringdon

12194 JOHNSTON ROAD

CHARLOTTE, NORTH CAROLINA

Shoppes at Toringdon is located just off of I-485 at the gateway to Ballantyne. Within close proximity, you will find many national retailers, hotels, and offices. Shoppes at Toringdon benefits, not only from a great location, but also, from easy ingress/egress that allows for convenient connectivity to the surrounding retail, restaurant, office, and residential developments. Shoppes at Toringdon is jut down the street from the

Torrington Office Park which is 724,000 SF of Class A office space and directly across the street from the brand new Ballantyne Ridge High School which is expected to have a student enrollment of over 2,000. The elementary school, Endhaven, has over 750 students and is just behind the Toringdon Office Park. There are over 1200 hotel rooms within a 3/4 mile radius and multiple apartment communities within walking distance to the Shoppes at Toringdon. Simply said...this is a great location!



DEMOGRAPHIC SNAPSHOT (2023)

	1mile	3mile	5mile
Estimated Population	9,000	79,000	197,000
Median HH Income	\$83,000	\$102,000	\$116,000
Avg. HH Income	\$104,000	\$150,000	\$165,000
Median Age	38	39	38

* Full demographic report available upon request



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INTERIOR PHOTOS





INTERIOR PHOTOS



