

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



T Mobile

Torringdon 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!





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DEMOGRAPHIC SNAPSHOT (2023)

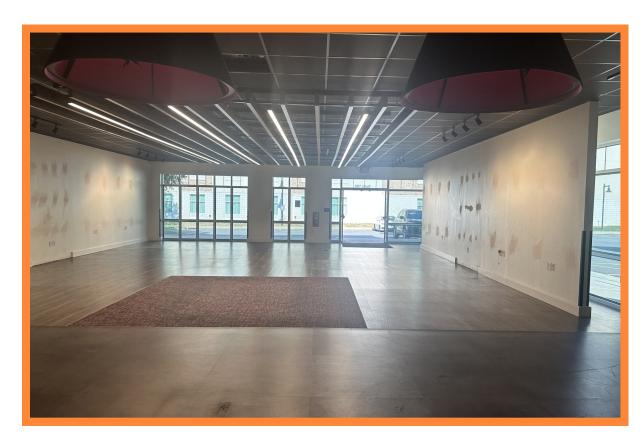
	1mile	3mile	5mile
Estimated Population	9,000	79,000	197,000
Median HH Income	\$83,000	\$102,000	\$116,000
Avg. HH Income	\$104,000	\$150,000	\$165,000
Median Age	38	39	38

^{*} Full demographic report available upon request

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INTERIOR PHOTOS



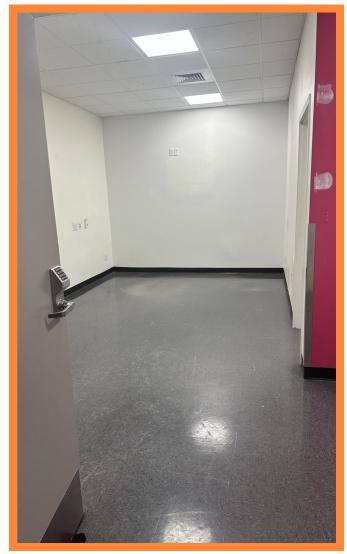
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