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**Available**  
Retail for Lease



# The Shoppes at Sun Valley Commons

6751 Old Monroe Road | Indian Trail, NC 28079

## ABOUT



The Shoppes at Sun Valley Commons is a +/- 20,273 SF retail center that is part of the larger +/- 250,000 SF Sun Valley Commons mixed-use development in Indian Trail, NC. The area has seen rapid growth in recent years and offers strong demographics, co-tenancy and proximity to nearby retail including a new Publix anchored center and a to-be-built YMCA anchored development. Additionally, it is easily accessible from both Hwy 74 and I-485.

## SITE ATTRIBUTES

- +/- 20,273 SF Retail Center
- +/- 1,800 SF Available
- 2.27 Acres
- Zoning: General Commercial
- Year Built: 2008
- Lease Rate: \$26/SF NNN



# AREA MAP



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,000	35,832	88,067
Daytime Population	6,255	37,608	80,284
Avg HH Income	\$79,106	\$77,200	\$85,445

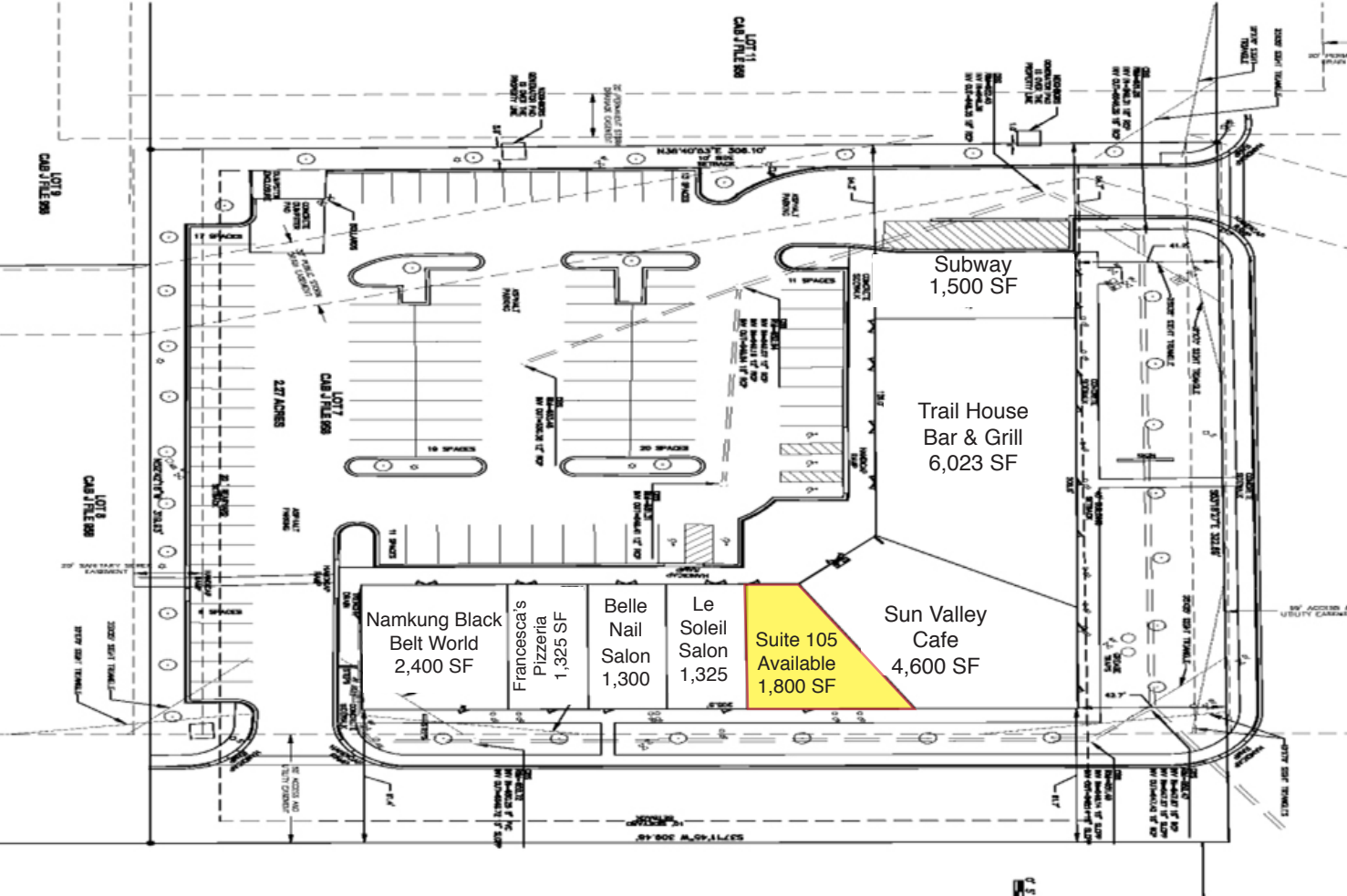
### Traffic Counts:

Old Monroe Road - Est. 21,000 VPD

Wesley Chapel Stouts Road - Est. 17,000 VPD

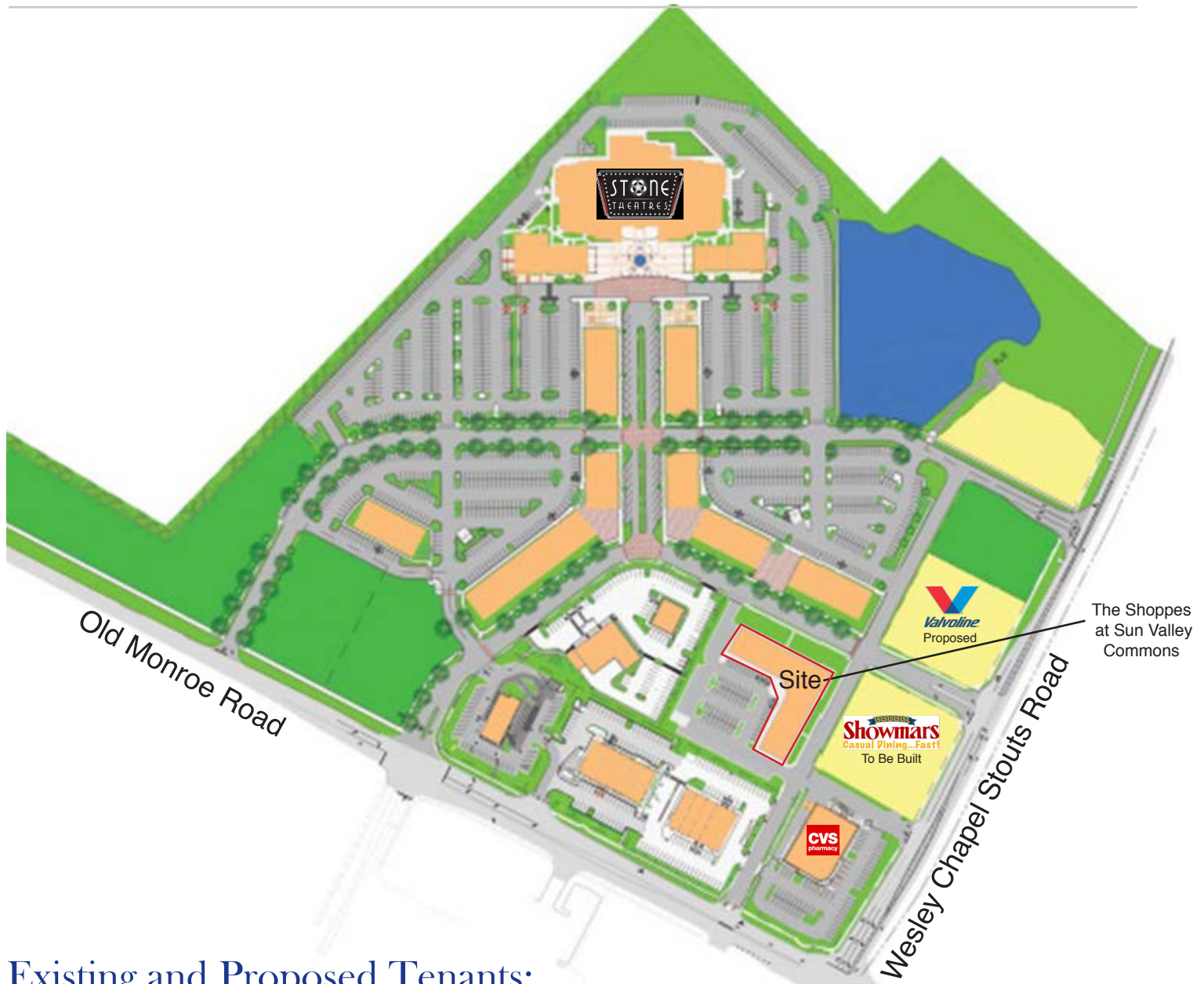


# SHOPPES AT SUN VALLEY COMMONS SITE PLAN





# SUN VALLEY COMMONS SITE PLAN



## Existing and Proposed Tenants:

- CVS
- Showmars (to be built)
- Valvoline (proposed)
- Subway
- Bonfire Bar & Grill
- Sun Valley Cafe
- Belle Nail Salon
- Francesco's Pizzeria
- Namkung Black Belt World
- Starbucks
- Papa John's
- Sun Valley Salon Suits
- State Farm Insurance
- Miss Donna's School of Dance
- Infinity Dental Arts
- McDonald's
- Good Shepard Funeral Home
- Keller Williams Realty
- Sun Valley Insurance
- Corporate Goodyear
- Hao Chee Fresh Cafe
- Sweet Frog
- 9 Round
- Moe's Southwest Grill
- Sun Valley 14 Theater
- BT's Burger Joint
- Hickory Tavern
- Harris Teeter
- Publix (to be built)

For more information please contact:  
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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

