



Indian Trail Village

14015 E. Independence Blvd | Indian Trail, NC, 28079



Available for Lease

+/- 17,900 SF Retail

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Prime retail opportunity at 14015 E. Independence Blvd, Indian Trail, NC. This +/-17,900 SF retail center, located in the heart of Indian Trail, offers high visibility and easy access. Positioned along E. Independence Blvd/US-74, with 64,500 vehicles passing daily, the property features a prominent pylon sign for maximum exposure. Ample parking and banking facilities add convenience for businesses and customers.

The center is surrounded by well-known retailers such as Walmart, Harris Teeter, Lowe's, Target, Starbucks, Chick-fil-A, and Aldi, ensuring strong foot traffic and a solid customer base. Its location in a busy commercial corridor makes it ideal for businesses looking to reach a high-traffic area.

Indian Trail, a growing suburb of Charlotte, has over 40,000 residents within three miles and a median household income of over \$100,000 within five miles. The area's development and influx of young families continue to drive growth.

Less than five miles from I-485, the property provides excellent regional connectivity. With its prime location, strong demographics, and nearby retail landscape, this shopping center is perfect for businesses looking for visibility and access to thrive.

Property Details

Address 14015 E. Independence Blvd | Indian Trail, NC, 28079

Availability +/- 17,900 SF Available for Lease

Acreage +/- 1.873 AC

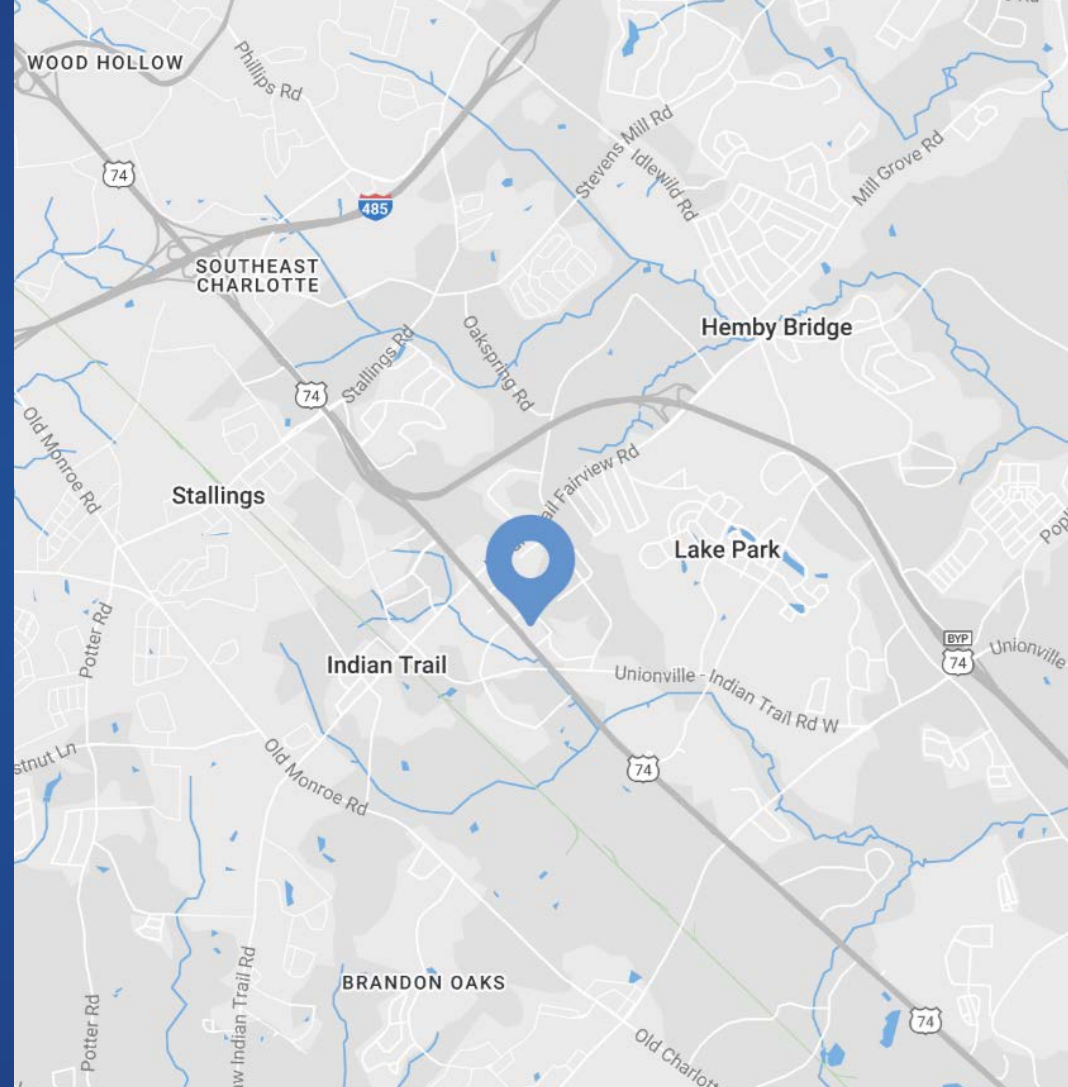
Use Retail

Parcel 07084262

Zoning RBD

Traffic Counts E. Independence Blvd | 64,500 VPD

Lease Rate \$24/SF NNN

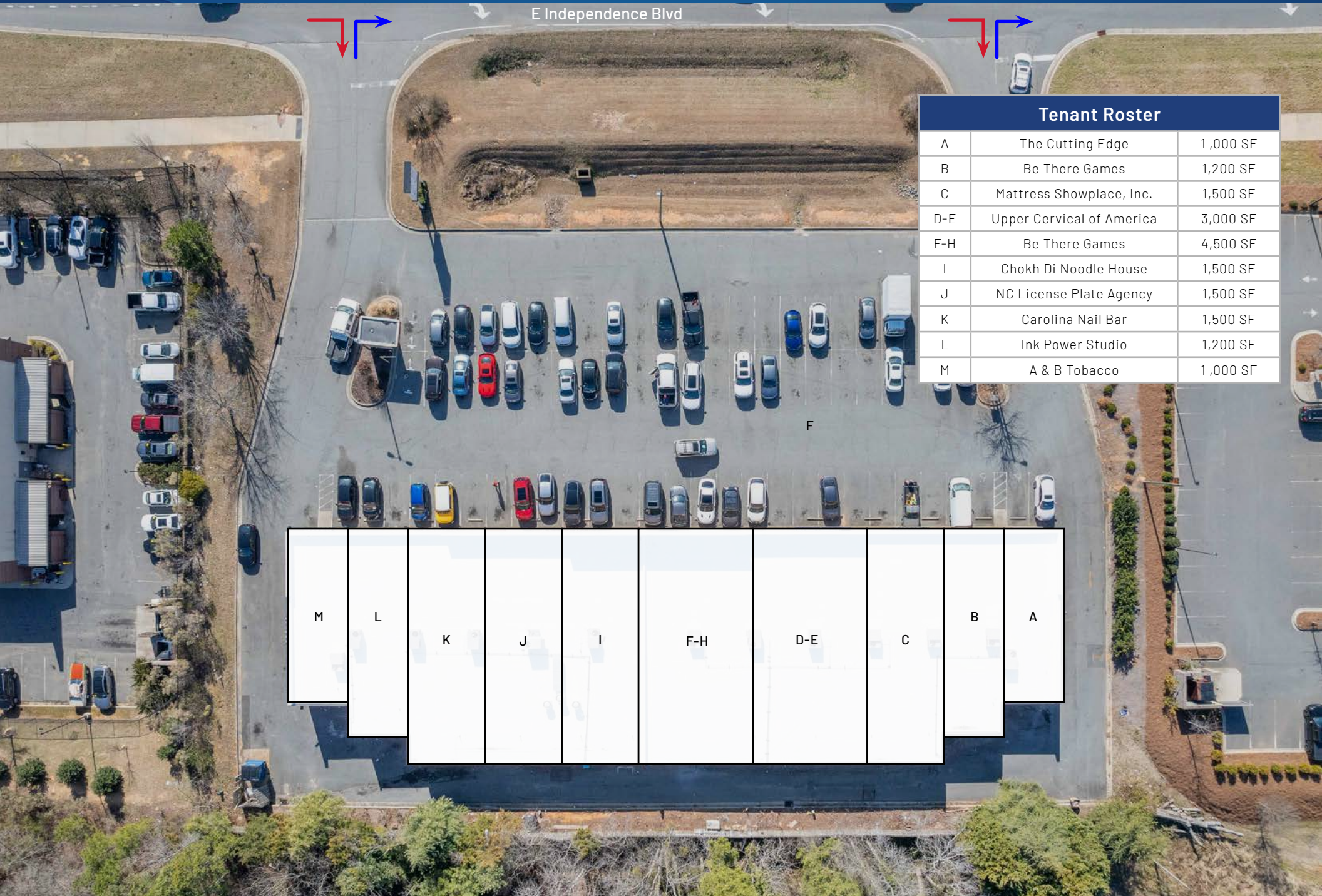


Demographics

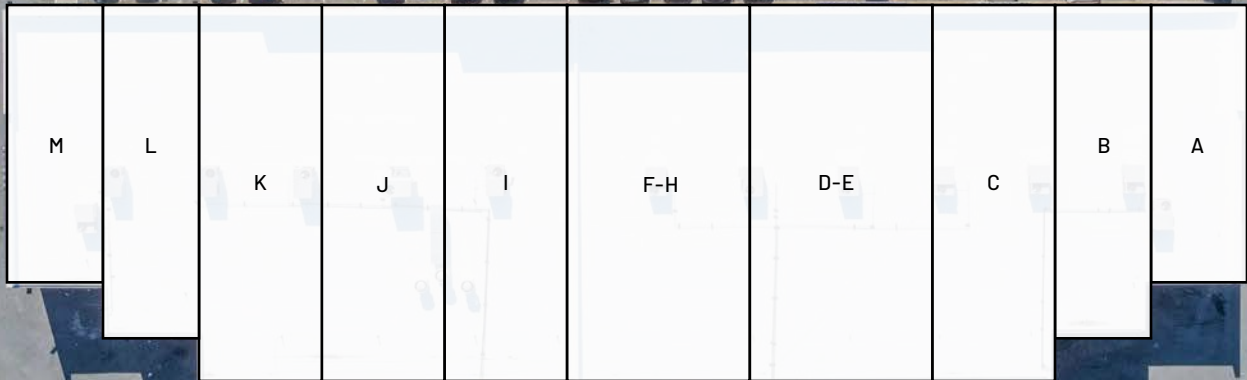
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,627	44,211	118,142
Avg. Household Income	\$95,341	\$115,561	\$131,025
Median Household Income	\$78,652	\$90,175	\$103,020
Households	1,355	15,954	41,817
Daytime Employees	5,230	17,667	42,930

Property Photos





Tenant Roster		
A	The Cutting Edge	1,000 SF
B	Be There Games	1,200 SF
C	Mattress Showplace, Inc.	1,500 SF
D-E	Upper Cervical of America	3,000 SF
F-H	Be There Games	4,500 SF
I	Chokh Di Noodle House	1,500 SF
J	NC License Plate Agency	1,500 SF
K	Carolina Nail Bar	1,500 SF
L	Ink Power Studio	1,200 SF
M	A & B Tobacco	1,000 SF



Market Overview



Indian Trail North Carolina

Indian Trail is the largest municipality in Union County. It has been named a U.S. Top Ten “Best Places for Families” by Family Circle Magazine, the “Most Affordable Place in North Carolina,” a “Great Place for Healthy Living in N.C.” and one of the Top Five “Best North Carolina Towns for Young Families.” These accolades highlight just a few of the many great aspects of Indian Trail: affordable living, great neighborhoods, substantial green space, A-plus schools and one of the lowest tax rates for a town this size in North Carolina. In addition to the bustling Sun Valley Entertainment District, Indian Trail is currently revitalizing its Uptown and Downtown areas while working with regional partners to bring even more to the area.

Indian Trail offers a variety of activities including festivals, parades, events and concerts throughout the year at the Town’s three parks - Crossing Paths, Chestnut Square and Crooked Creek Parks. Indian Trail’s parks provide an exciting assortment of outdoor activities, including walking paths, playgrounds, fitness classes, a dog park, disc golf course, ball fields, environmental education classes, sports clinics, a splashpad with reservable waterproof-wheelchair and a healthy, safe environment to enjoy the outdoors.





Contact for Details

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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.