



The Farm North

Hwy 150 & Sherrills Ford Rd | Sherrills Ford, NC 28673

Available for Lease,
Ground Lease, or Build-to-Suit



Available

+/- 80,000 SF Retail, Restaurant, Office, Service, and Medical in Lake Norman

Property Overview

Farm North

Available for Lease, Ground Lease, or BTS

Up to +/- 80,000 SF available at Farm North at the intersection of Sherrills Ford Road and NC-150 in Terrell, NC. The sites are approved for a variety of uses including retail, restaurant, service, medical, and office space.

The submarket boasts excellent traffic generators, including a Publix-anchored shopping center less than a mile from the site. The immediate area is surrounded by residential communities planned and under construction.

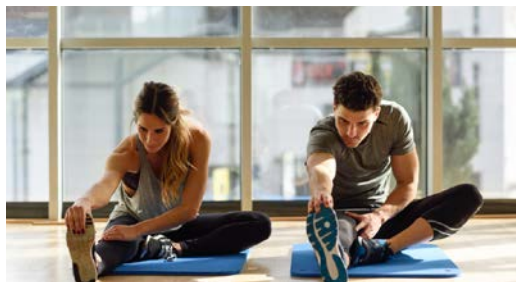
Property Details

Address	Intersection of Sherrills Ford Road and NC-150 Terrell, NC 28682
Availability	Up to +/- 80,000 SF For Lease, Ground Lease, or Build-to-Suit
Use	Retail, Restaurant, Office, Service, and Medical
Parking	Ample parking
Delivery	To Be Determined
Additional Details	Fully improved, graded land with stormwater built Ready to construct immediately
Traffic Counts	NC-150 19,000 VPD Sherrills Ford Road 5,400 VPD
Lease Rate	Call for Leasing Details

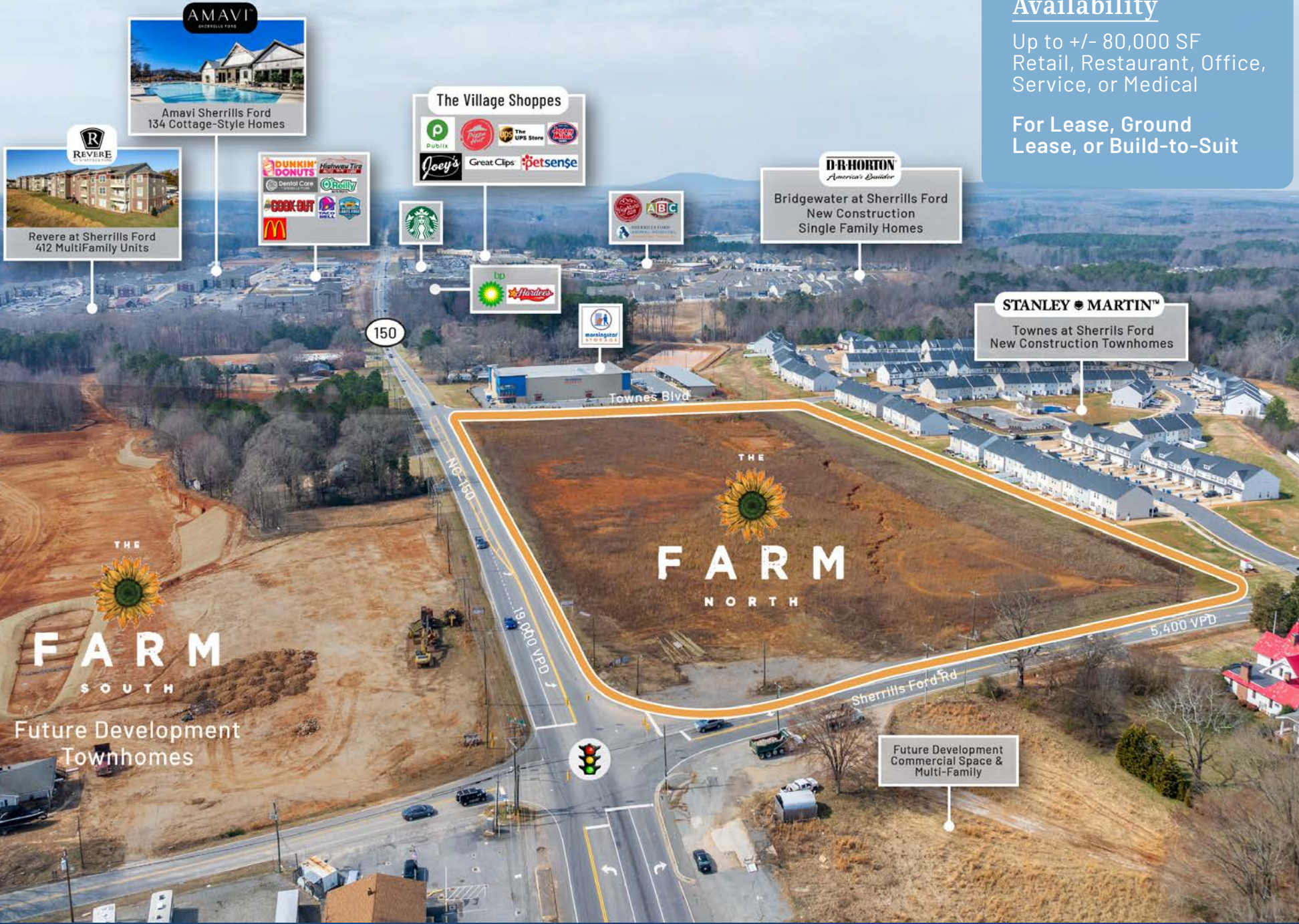


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	1,972	8,570	34,679
Avg. Household Income	\$138,664	\$160,373	\$171,808
Median Household Income	\$102,880	\$107,768	\$116,796
Households	740	3,604	13,603
Daytime Employees	385	1,417	7,204







AMAVI
SHERRILLS FORD
Amavi Sherrills Ford
134 Cottage-Style Homes

REVERE
REVERE
Revere at Sherrills Ford
412 MultiFamily Units

DUNKIN' DONUTS
Dunkin' Donuts
McDonald's
McDonald's
GO-KU-GUT
Go-Ku-Gut
ORALLY
Orally
WALMART
Walmart

The Village Shoppes
Publix
Papa John's
The UPS Store
Joey's
Great Clips
petsense

Starbucks
Starbucks

bp
bp
7-Eleven
7-Eleven

managator
managator

ABC
ABC
ABC
ABC

D-B-HORTON
America's Builder
Bridgewater at Sherrills Ford
New Construction
Single Family Homes

STANLEY MARTIN™
Townes at Sherrills Ford
New Construction
Townhomes

Availability
Up to +/- 80,000 SF
Retail, Restaurant, Office,
Service, or Medical

For Lease, Ground
Lease, or Build-to-Suit

THE FARM SOUTH

Future Development
Townhomes

THE FARM NORTH

Future Development
Commercial Space &
Multi-Family

150

19,000 YPD

5,400 YPD



Availability

Up to +/- 80,000 SF
Retail, Restaurant, Office,
Service, or Medical

For Lease, Ground
Lease, or Build-to-Suit



STANLEY • MARTIN™

Villas at Sherrills Ford
New Construction
Single Family Homes

STANLEY • MARTIN™

Townes at Sherrills Ford
New Construction Townhomes



morningstar
STORAGE

Future Development
Commercial Space &
Multi-Family



THE
FARM
NORTH

THE
FARM
SOUTH

Future Development
Townhomes

5,400 VPD

19,000 VPD

150

NC-150

Townes Blvd

Sherrills Ford Rd

Market Overview



D.R. HORTON
America's Builder
Bridgewater at Sherrills Ford
New Construction
Single Family Homes



Montera Townhomes



Townes at Sherrills Ford
Townhomes



Stanley Martin Homes and Villas at
Sherrills Ford - New Construction
Single Family Homes

Future Development
Commercial Space &
Multi-Family

Future Development

150



Full Movement
Lighted Intersection

The Village Shoppes

15,000 VPD



Lawson's Landing - New Construction
Townhomes



Future Development
Townhomes



Revere at Sherrills Ford
412 MultiFamily Units

6,400 VPD



Amavi Sherrills Ford
134 Cottage-Style Homes

NC-150

Sherrills Ford Rd

Lake Norman

North Carolina

Lake Norman, the largest man-made lake in the Carolinas, is the place for fun in the sun! Created in 1963 by Duke Energy, Lake Norman is 34 miles long with 520 miles of shoreline. The area is separated by four different counties, Iredell County, Catawba County, Mecklenburg County and Lincoln County. Nestled on the banks of beautiful Lake Norman are the towns of Cornelius, Davidson, Huntersville, Denver, Mooresville, Sherrills Ford and Troutman. These unique towns present a wide array of leisure amenities for visitors and guests including upscale shopping, restaurants, NASCAR, fishing and other water activities. From Lake Norman, you may enjoy the ease of traveling anywhere in the state, being just 30 minutes north of Charlotte, while the mountains and coast are a short drive away.





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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.