



The Farm North

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

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



Available

+/- 73,000 SF Retail, Restaurant, Office, Service, and Medical in Lake Norman

Farm North

Available for Lease, Ground Lease, or BTS

Up to +/- 73,000 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.

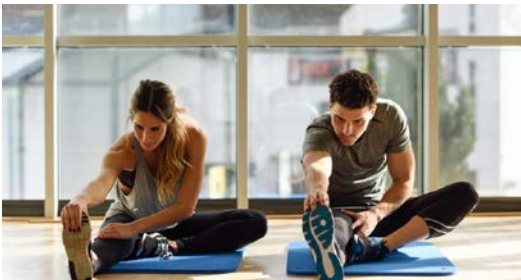
Property Details

| | |
|---------------------------|---|
| Address | Intersection of Sherrills Ford Road and NC-150 Terrell, NC 28682 |
| Availability | Up to +/- 73,000 SF For Lease, Ground Lease, or Build-to-Suit |
| Use | Retail, Restaurant, Office, Service, and Medical |
| Parking | Ample parking |
| Anticipated Delivery Date | Summer 2026 |
| 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 |







Availability

Up to +/- 73,000 SF
Retail, Restaurant, Office,
Service, or Medical

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

Availability

Up to +/- 73,000 SF
Retail, Restaurant, Office,
Service, or Medical

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



Market Overview



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.





Contact for Details

Frank Jerrigan

(704) 749-5742

frank@thenicholscompany.com

Josh Beaver

(704) 373-9797

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.