



**THE  
PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

# JACOB'S CROSSING

1127 CHARLOTTE HIGHWAY  
TROUTMAN, NC | 28166

**SHOP SPACE &  
OUTPARCELS AVAILABLE**

## CALL FOR DETAILS

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PARTNER **XTEAM**



Click to Watch  
VIDEO



# JACOB'S CROSSING

1127 CHARLOTTE HIGHWAY | TROUTMAN, NC

## LEASING INFORMATION

- 1,200 - 4,959 SF Available
- Outparcel Buiding: 1,600 SF End Cap Space Available
- Rates: Please Call
- Three Outparcels Available

## PROPERTY HIGHLIGHTS

- Shop space is now under construction
- Food Lion - NOW OPEN!
- Join: Heartland Dental, Jersry Mike's, Pizza Hut, WingStop, Great Clips, Mavis, Azuma Japanese Restaurant, and Eagle Nails
- Signalized access at Crosstie Ln
- Within one mile of the site there are 1,250+ under construction/ recently completed residential units, and another 1,000+ in planning
- 1.7 million SF industrial development planned nearby
- 1/2 mile from I-77

## DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
POPULATION	1,689	13,867	38,155
AVERAGE HH INCOME	\$103,155	\$129,550	\$123,798
MEDIAN HH INCOME	\$85,915	\$97,465	\$95,399
BUSINESS ESTABLISHMENTS	42	268	1,614
DAYTIME EMPLOYMENT	393	4,881	17,482

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## NEARBY TENANTS



Available Shop Space



Available Outparcels

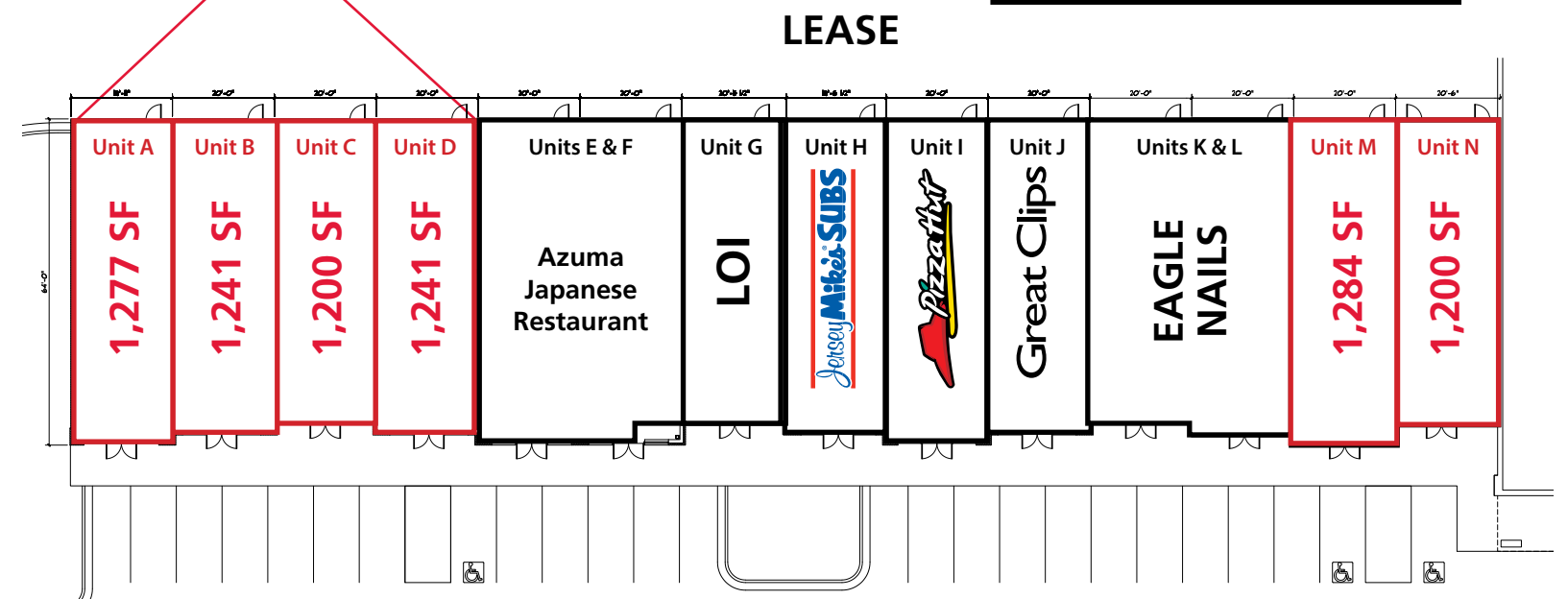


**SMALL SHOP SPACE AVAILABLE**

Can be combined for up to 4,959 SF

**OUTPARCELS AVAILABLE**

- OP4 +/- 1.04 AC
- OP5 +/- 0.97 AC
- OP6 +/- 1.08 AC



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57,500 VPD



1,600 SF

SMALL SHOP SPACE AVAILABLE

Weather's Creek  
222 Single-Family  
Homes



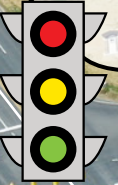
Crosstie Ln



Proposed  
Daycare  
Facility

Ryan Homes  
76 Single-Family Units  
165 Townhomes  
(Under Construction)

W Crosstie Ln



Dewitt-Weather's Creek  
458 Apartments Approved  
(Under Construction)



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
www.PROVIDENCEGROUP.COM





**Weather's Creek**  
222 Single-Family  
Homes



**Dewitt-Weather's Creek**  
458 Apartments Approved  
(Under Construction)

**Ryan Homes**  
76 Single-Family Units  
165 Townhomes  
(Under Construction)

**DOLLAR GENERAL**



**Proposed  
Daycare  
Facility**

21 Charlotte Hwy 16,000 VPD



**OP4**  
+/- 1.04 AC

**OP5**  
+/- 0.97 AC

**OP6**  
+/- 1.08 AC



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