



# Harrisburg Town Center



**Building businesses in the heart of Harrisburg.**

CLTRES.com | Joe Murphy | 704-454-7807 | jmurphy@cltres.com



# Harrisburg Town Center

**Everything you need,  
you'll find at  
Harrisburg Town Center.**

Dine at our restaurants, entertain the kids, grab a workout, shop for groceries, check off your errands, visit the doctor or meet up for a coffee — Harrisburg Town Center has created a complete lifestyle experience to serve our vibrant community.





# Harrisburg Town Center

Anchored by the Harrisburg Town Hall, the Harrisburg Town Center is a mixed-use community at the intersection of Roberta Road and Highway 49 in Harrisburg, NC.



- Located just 4 miles from the UNC Charlotte campus
- Tenant mix includes retail, office, and medical
- 373 Existing residential condos and townhomes
- 333 Approved apartments
- 100 Acre mixed-use development
- 40 Acres of commercial property
- Zoning: City Center/Planned Unit Development

**Land Parcels for Sale:**

★ +/- .90 Acres  
 ★ +/- 1.1 Acres

# Harrisburg Town Center

## AREA HIGHLIGHTS

Concord Mills	5.1 mi
Charlotte Motor Speedway	2.7 mi
UNC Charlotte	5.0 mi
zMax Dragway	3.2 mi
PNC Music Pavilion	4.8 mi

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
Total Population	4,484	31,769	91,464
Total Households	1,771	11,213	32,479
Household Income	\$85,550	\$94,087	\$82,267
Traffic Counts	29,000 Vehicles per day		



A+

**"#1 Best place to live in Cabarrus County"**

Niche ranks thousands of places to live based on key statistics from the US Census and expert insights.

Best suburb in NC to raise a family:

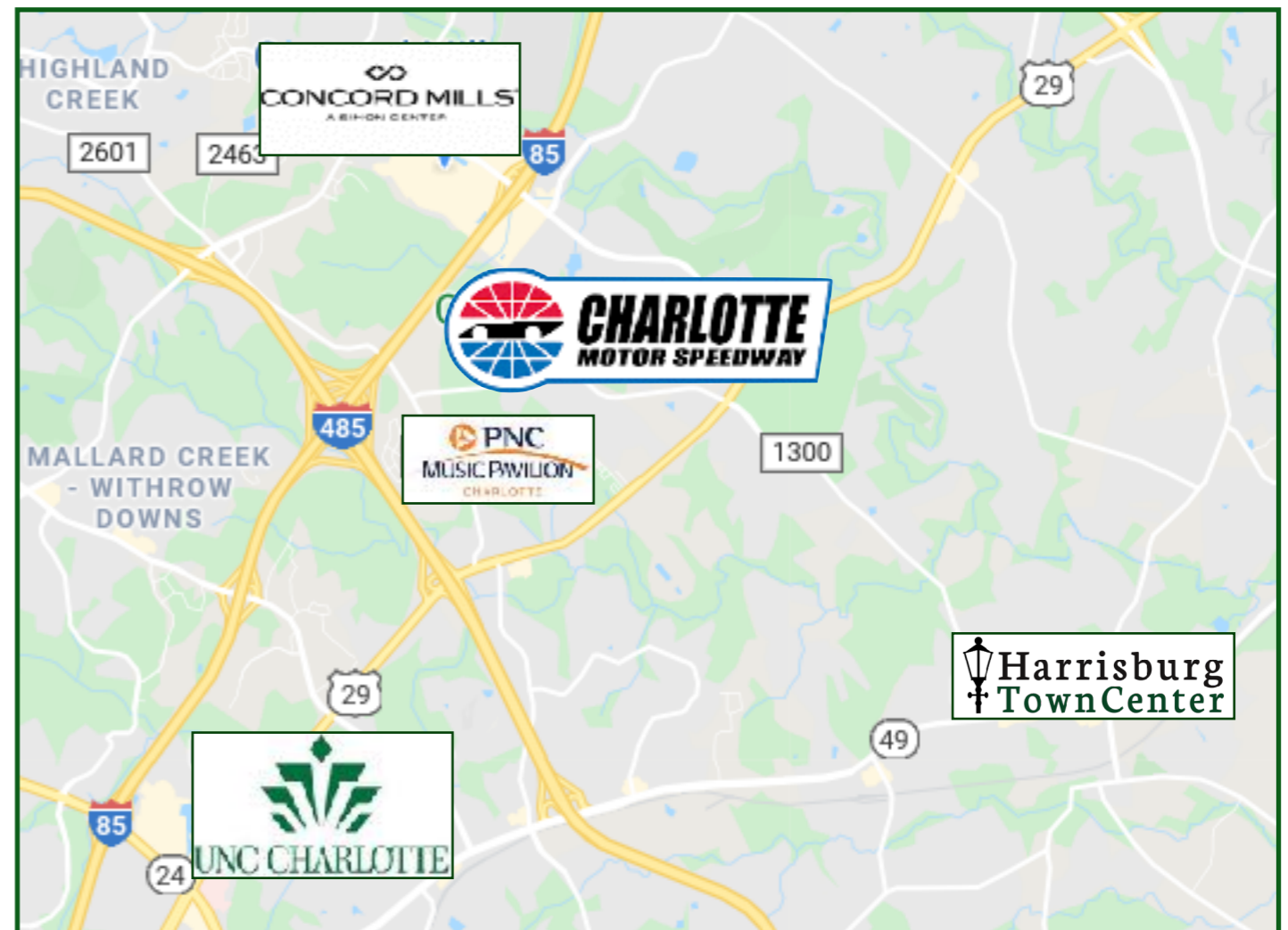
#15

Best suburb in NC to buy a house:

#13

Suburb with the best public schools in NC:

#19



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## LAND PARCELS FOR SALE

Two improved parcels of land are still available within Harrisburg Town Center. Ideal space for retail front, office space, medical space or build to suit.



Ruckus Road & Financial Way  
+/- 1.1 Acres



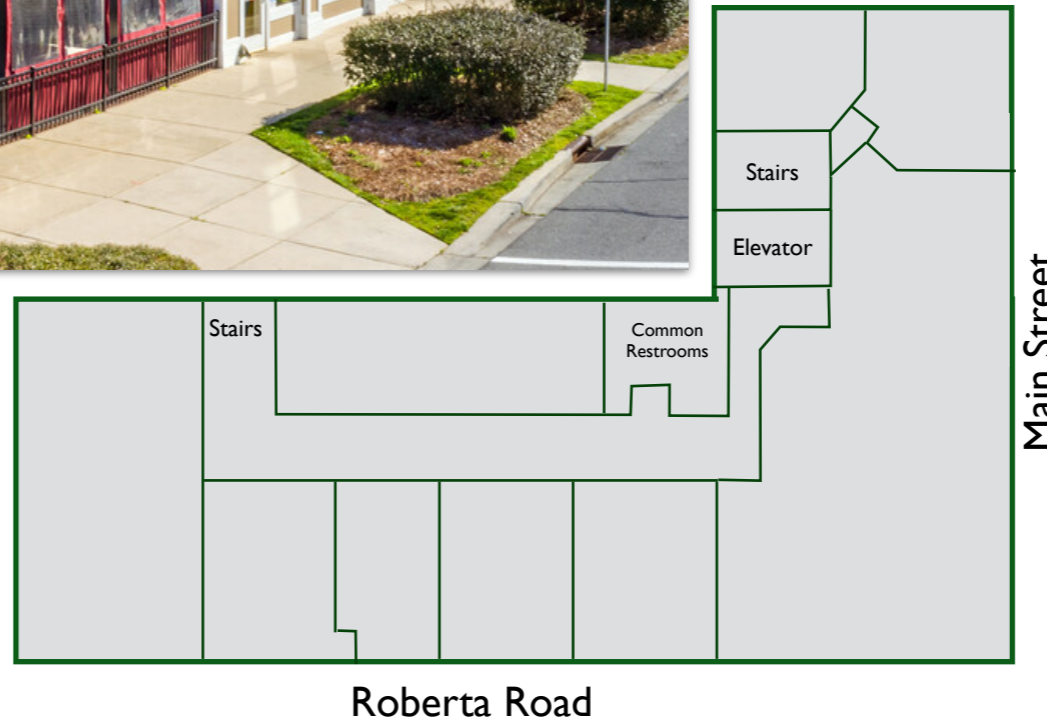
3880 NC Route 49  
+/- .99 Acres



# OFFICE/RETAIL FOR LEASE

4350 Main Street: Second Floor  
Call for More Information

 **Harrisburg  
Town Center**



**Unit Available**  
Call for More  
Information  
Commercial condominiums  
are available for purchase



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# OFFICE/RETAIL FOR LEASE

435 I Main Street: Second Floor  
Suite 203



 **Harrisburg  
Town Center**

## Units Available

Suite 203: +/- 920 SF

Lease Rate: \$15.50/SF NNN

Commercial condominiums are  
available for purchase



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