# **Northlake Village** 7024 SMITH CORNERS BOULEVARD



Brad Grow, SIOR Senior Director | Charlotte Region +1 704 409 2365 brad.grow@colliers.com Colliers International 300 W. Summit Avenue | Suite 200 Charlotte, NC 28203 +1 704 409 9933



# **Northlake Village** 7024 SMITH CORNERS BOULEVARD



### PROPERTY DESCRIPTION //

7024 Smith Corners is located in Northlake Village, a fast growing shopping destination with several nearby restaurants, hotels and retail establishments. Northlake Village is situated at the intersection of Statesville Road and W.W.T. Harris Boulevard with direct access to I-77 and I-485.

## PROPERTY HIGHLIGHTS //

- > ±40,000 Total SF
- > 3.007 Acres
- > ±3.57/1,000 SF Parking Ratio
- > (1) Dock High Door
- 285' Linear Frontage on Smith Corners Blvd.
  241' Linear Frontage on Panos Dr.
- > Fully Air Conditioned
- > Ability to Punch-in New Windows for Natural Light
- > Open Floorplan Ideal for Back Office or Open Office
- > For Lease: \$17.00 PSF NNN
- > For Sale: \$3,450,000 or \$86.00 PSF





### CONTACT US //

### Brad Grow, SIOR

Senior Director | Charlotte Region +1 704 409 2365 brad.grow@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.



# **Northlake Village** 7024 SMITH CORNERS BOULEVARD



#### Northlake Mall

Dillards AMC Northlake 14 Belk Macy's Dick's Sporting Goods Apple **Brooks Brothers** Chico's The Childrens Place Express FedEx Office Forever21 H&M Guess Kay Jewelers Loft Men's Warehouse Party City Pottery barn Reeds Jewelers Sephora

### Northcrest Shipping Center

Target Verizon Old Navy REI The Vitamin Shoppe GameStop Sally Beauty Supply Five Below David's Bridal LifeWay Christian Store Dollar Tree Mattress Firm Discount Tire

#### Perimeter Woods

Lowe's PetSmart OfficeMax Best Buy Off Broadway Shoe Warehouse Charlotte Running Co.

#### Northlake Village

Stickley Audi & Co. Golf Galaxy American Freight Staples Haverty's Furniture Palm Beach Tan Northern Tool & Equipment La-Z Boy Furniture

#### Statesville Road

Concentra Urgent Care T-Mobile Fairfield Inn by Marriott Husqvarna Group QuintEvents Linet Americas Carolina CAT Sports Connection

### CONTACT US //

### Brad Grow, SIOR

Senior Director | Charlotte Region +1 704 409 2365 brad.grow@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

