

Terrell Town Center

9210 SHERRILLS FORD RD, TERRELL, NC 28682



Retail

FOR

Lease

SIZE

±1,200–12,000 SF

PRICE

Call for Pricing



Overview

Fully entitled grocery-anchored development, approved December 2025, strategically located at the signalized intersection of Highway 150 and Sherrills Ford Road

Premier corner site offering exceptional frontage and visibility — ideally suited for QSR, medical, boutique fitness, service retail, and neighborhood dining concepts

Positioned along a major east-west commuter corridor with strong traffic volumes serving Sherrills Ford, Denver, Terrell, and the western Lake Norman market

Retail and medical space scheduled for delivery in Q2 2028, with the grocery anchor announcement anticipated in February 2026

Retail Space For Lease in New Grocery-Anchored Development



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Property Overview

Demographics

Source: Esri® 2025

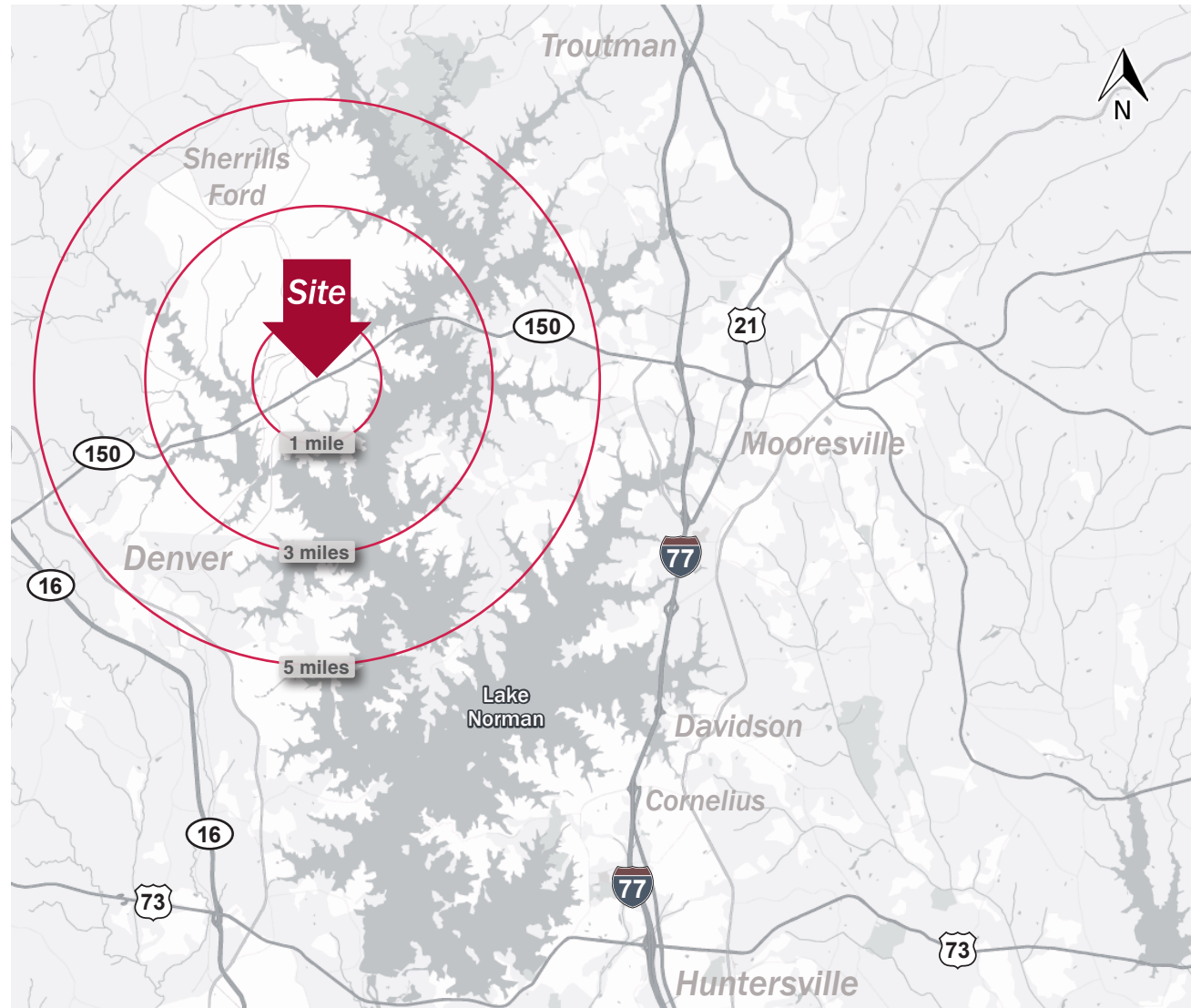
	1 mile	3 mile	5 mile
Population	2,938	9,779	35,207
Growth Rate	16.48%	3.92%	1.98%
Avg. HH Income	\$162,407	\$176,513	\$183,953

Traffic Count

Source: NCDOT

	AADT
Sherrills Ford Road	5,400 (2025)
Highway 150	19,000 (2025)

Sherrills Ford, NC is a fast-growing community on Lake Norman's western shore, just 35 miles from Charlotte. With improved infrastructure and steady residential growth, it has become one of Catawba County's most active development markets. Rising population, strong demographics, and increasing traffic along NC-150 are driving demand for retail, dining, and essential services.



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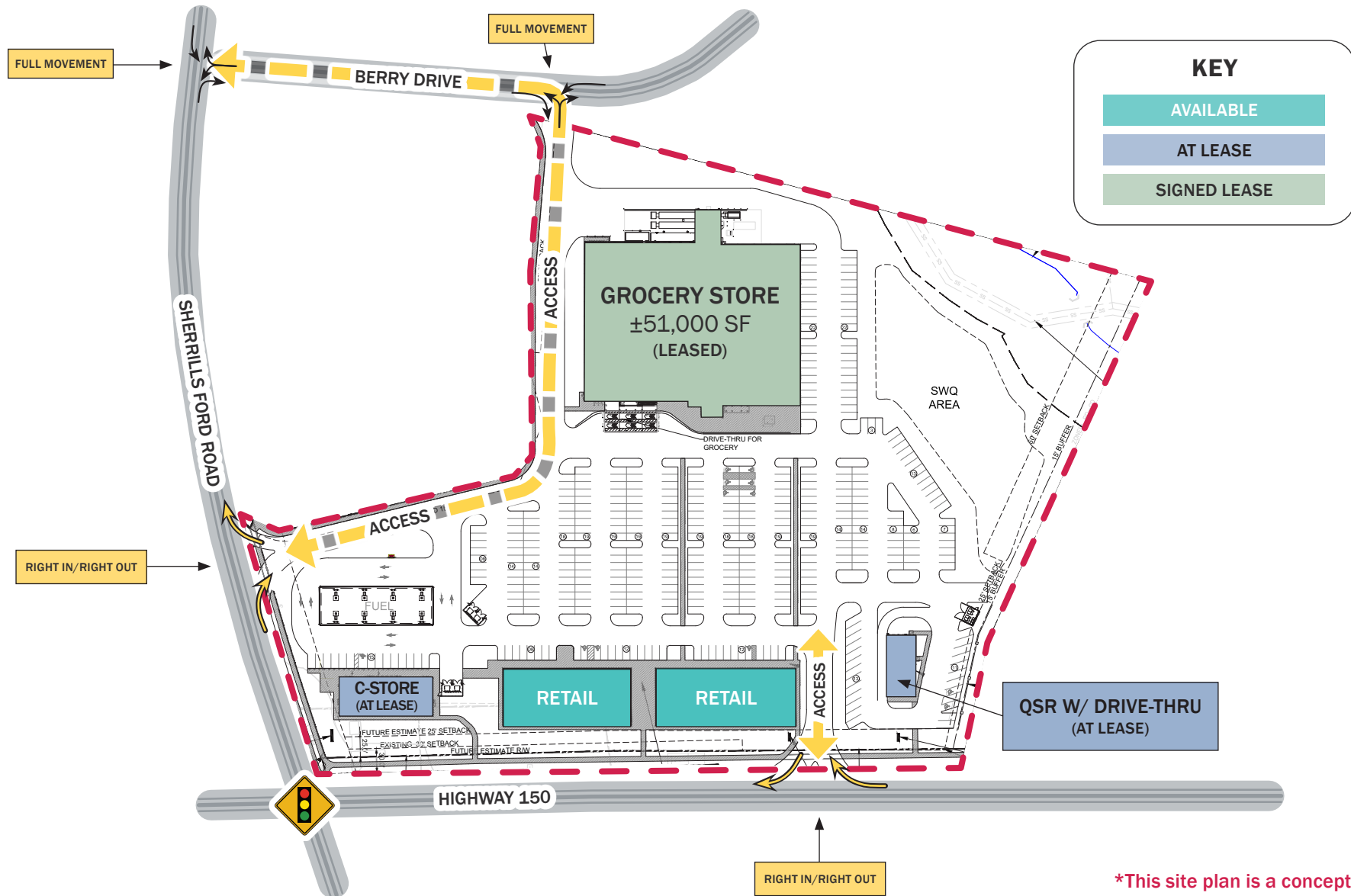
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Site Plan*



*This site plan is a conceptual plan.



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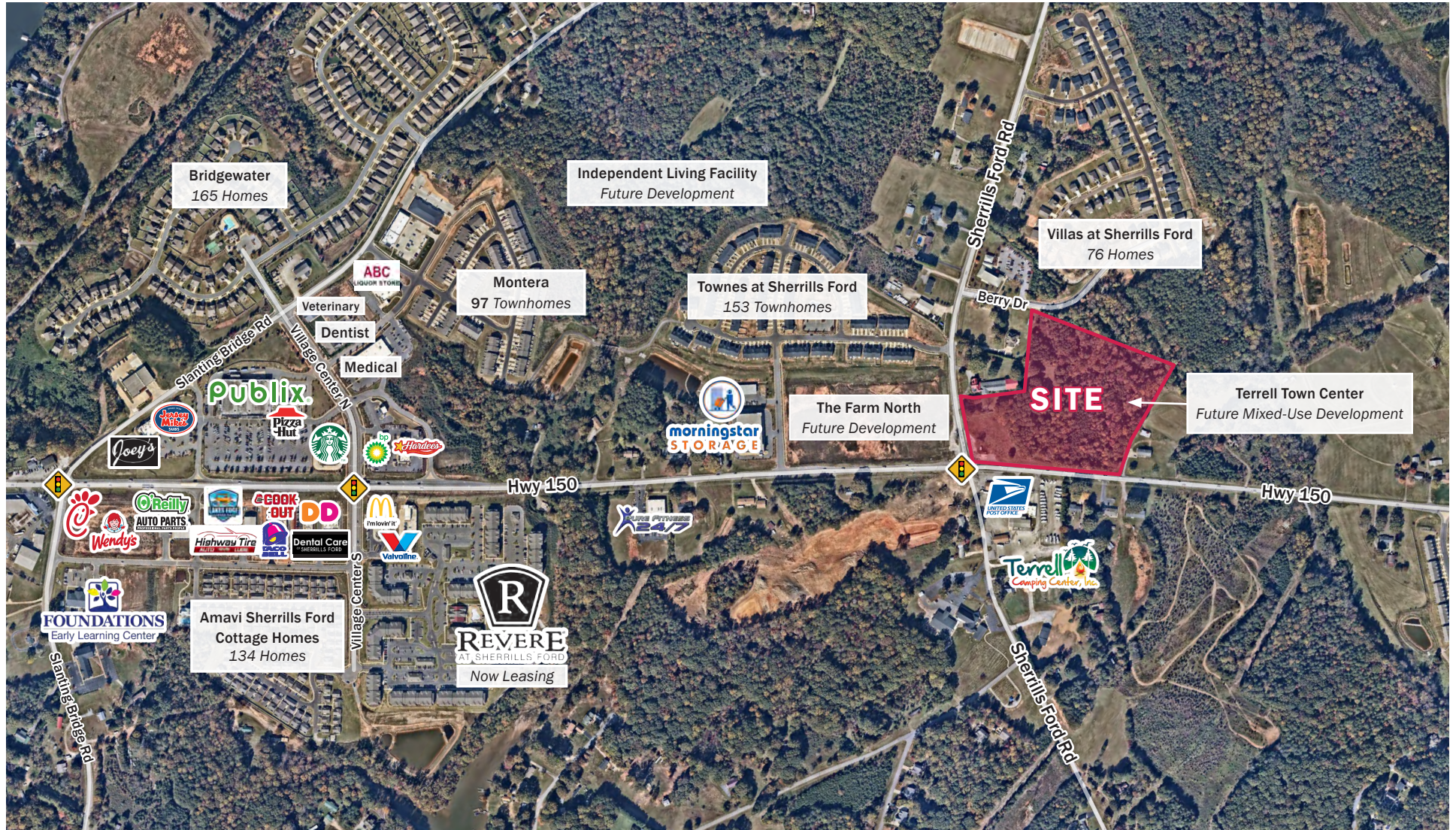
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Site Aerial



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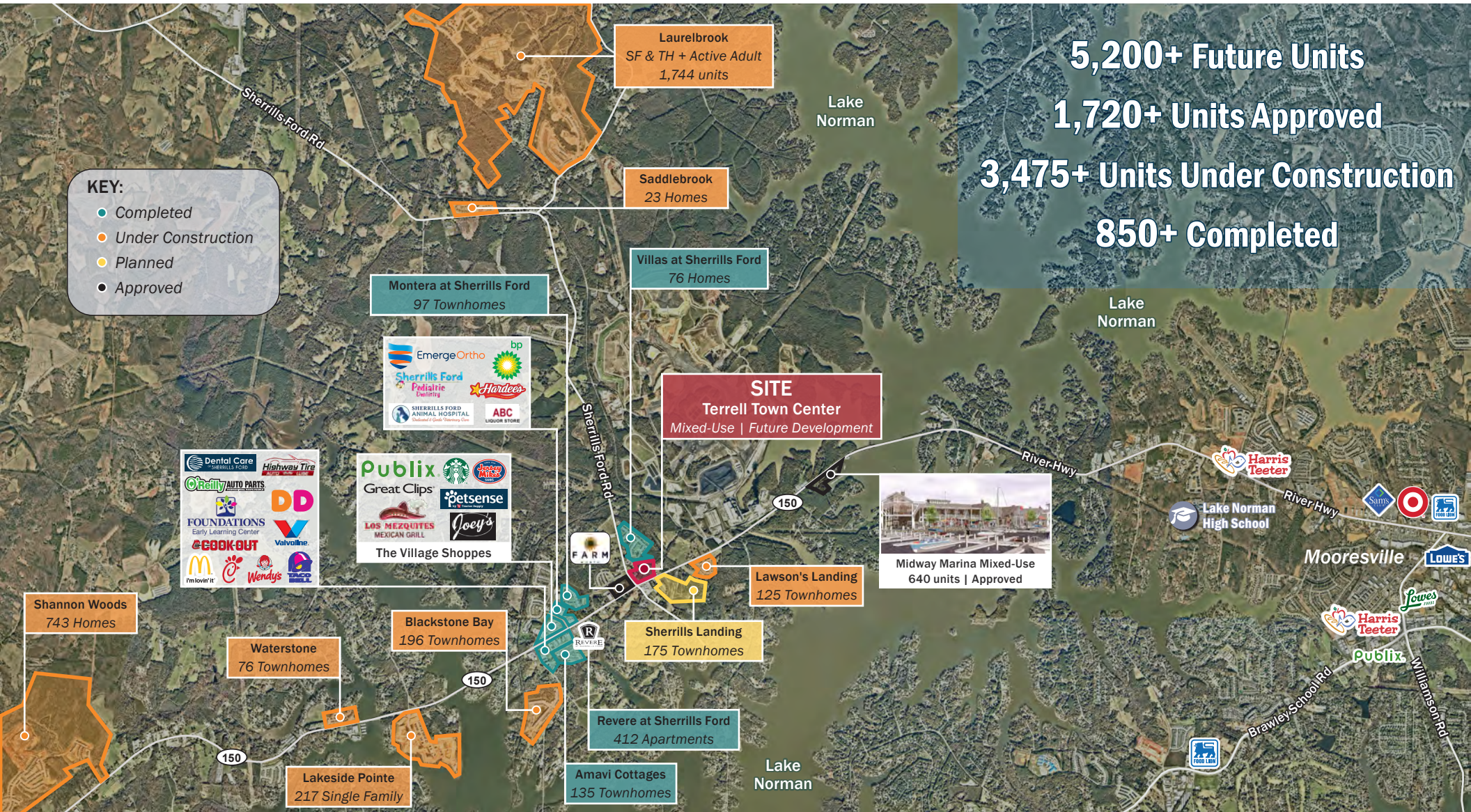
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Market Aerial



5,200+ Future Units

1,720+ Units Approved

3,475+ Units Under Construction

850+ Completed



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Medical | Industrial | Retail | Land | Investment | Office

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