

# Harris Station - 2010 Rocky River Road

**15,000 SF Retail and 5,000 SF Office For Lease**

*Signalized Intersection on W.T. Harris at Rocky River Road*



-Zoned Business Development and Neighborhood Services

-Signalized Intersection

-50,000 cars per day on W. T Harris Blvd

-100,000 SF Entitled Storage

-15,000 SF of Retail

- 5,000 SF of Office

- Over 450 Feet Fronting W. T Harris

- 5.5/1000 Parking Ratio for Retail and Office

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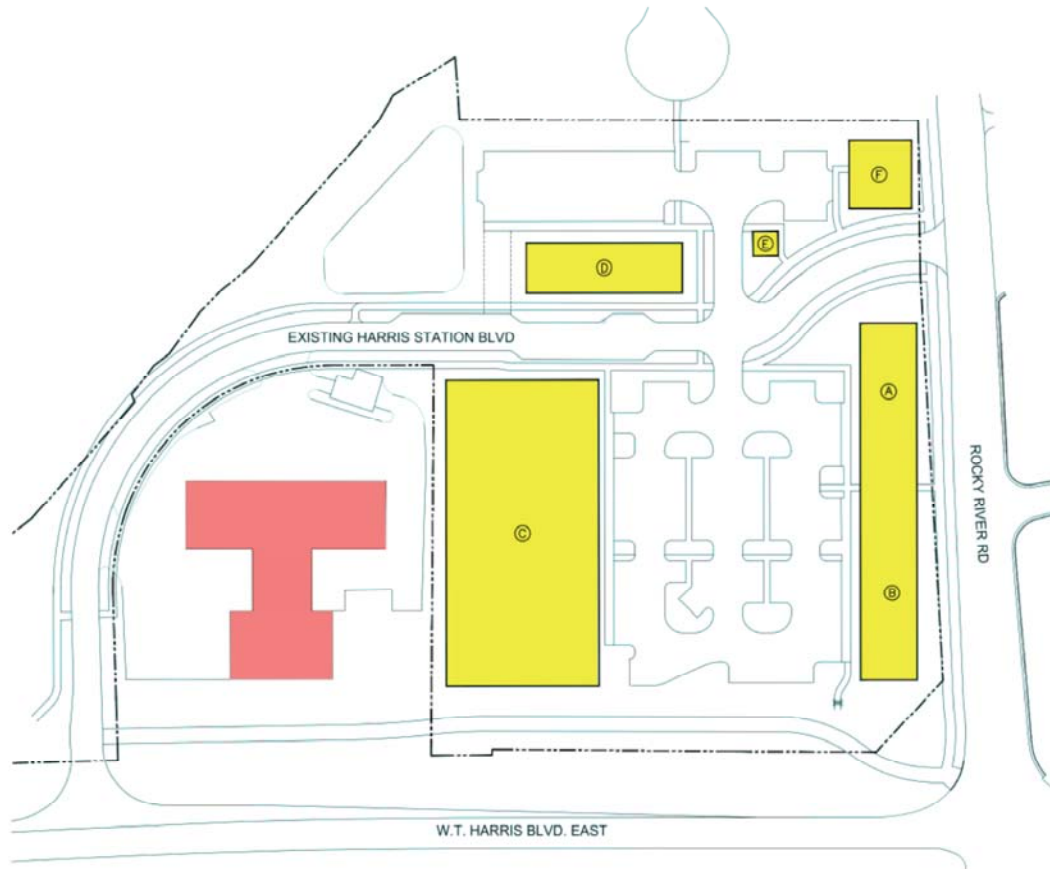


Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

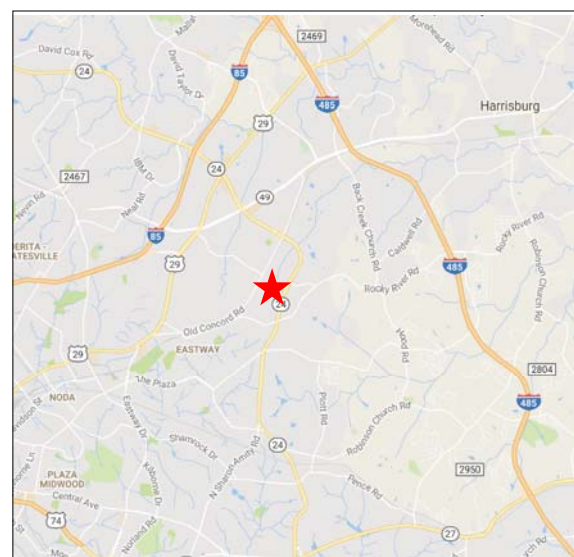
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DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	6,099	71,239	200,092
AVERAGE HH INCOME	\$62,832	\$58,096	\$59,949
MEDIAN HH INCOME	\$49,403	\$43,900	\$44,180
BUSINESS ESTABLISHMENTS	242	2,083	5,295
DAYTIME EMPLOYMENT	3,399	26,252	74,906

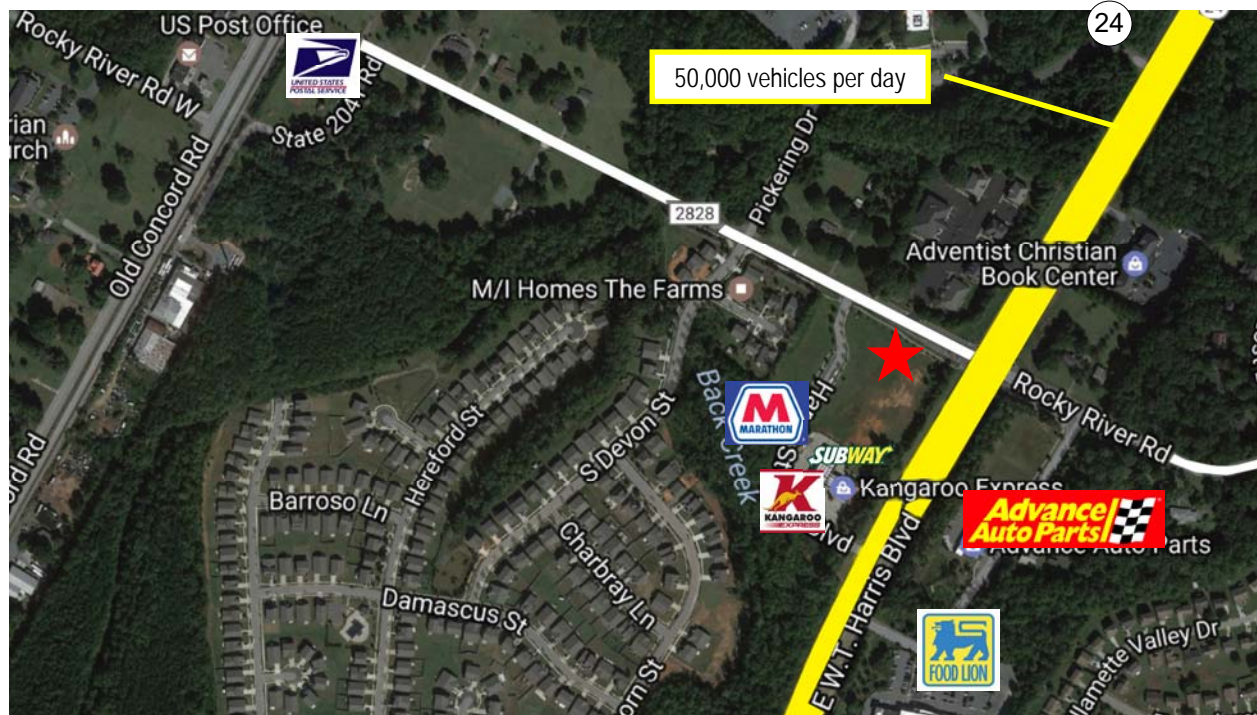


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