



CHARLOTTE, NC

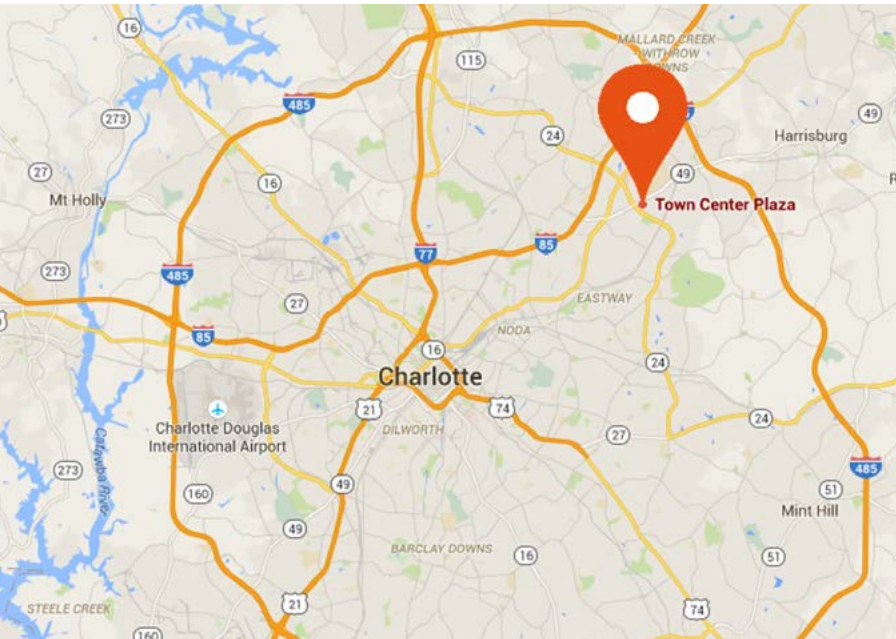
TOWN CENTER PLAZA

NC HIGHWAY 49 & W.T. HARRIS BLVD
±1,302– 35,744 RSF AVAILABLE FOR LEASE



CHARLOTTE, NC

TOWN CENTER PLAZA FOR LEASE



PROPERTY FEATURES

- 35,744 Anchor space available Dec. 2021
- Other retail space available from 1,302 – 8,640 SF
- Harris Teeter anchored center located in North Charlotte at the intersection of NC Highway 49 & W.T. Harris Boulevard
- GLA is approximately 145,099 SF
- The center is well positioned in Charlotte's University City and enjoys excellent access and visibility
- Includes a tenant mix of restaurants, service providers and retail shops

FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

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TOWN CENTER PLAZA

SITE PLAN



SUITE	TENANT	SF
8600	HARRIS TEETER	50,000
8514	AVAILABLE DEC. 2021	35,744
A-1	THE CRAB CRACKER	3,546
A-3	THE UPS STORE	1,651
A-4	MODISH NAIL SPA	2,600
A-6	INFINITY'S END	2,604
A-8	H&R BLOCK	1,302
A-9	VIDEO GAME WORLD	1,302
A-10	MOBILE BLING	1,302
A-11	GREAT CLIPS	1,229
8552	SUBWAY	2,100
8550	PALM BEACH TAN	2,000

SUITE	TENANT	SF
8548	AVAILABLE	2,000
8546	BROWNLEE JEWELERS	2,105
8544	JUST FOR YOU BARBER STYLING ACADEMY	1,681
8542	MARCO'S PIZZA	1,653
8540	GEOVANNY HAIR SALON	1,653
8538	PLANET SUPPLEMENTS	800
8536	MOE'S SOUTHWEST GRILL	3,537
8532	AVAILABLE	8,640
8528	BIKE LINE	4,110
8534	UNIVERSITY CITY CHIROPRACTIC	1,755
8509	DUNKIN DONUTS	1,890

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DEMOGRAPHICS






1 MILE RADIUS

	12,084 ESTIMATED POPULATION 2020
	27.3 AVERAGE AGE
	\$172,875 MEDIAN HOME VALUE 2020
	6,343 TOTAL EMPLOYEES
	\$47,198 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	77,647 ESTIMATED POPULATION 2020
	31.1 AVERAGE AGE
	\$165,521 MEDIAN HOME VALUE 2020
	28,683 TOTAL EMPLOYEES
	\$56,843 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	196,913 ESTIMATED POPULATION 2020
	33.1 AVERAGE AGE
	\$179,497 MEDIAN HOME VALUE 2020
	58,092 TOTAL EMPLOYEES
	\$66,010 AVG HOUSEHOLD INCOME



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