

FOUNDRY  
COMMERCIAL



CHARLOTTE, NC

## TOWN CENTER PLAZA

NC HIGHWAY 49 & W.T. HARRIS BLVD

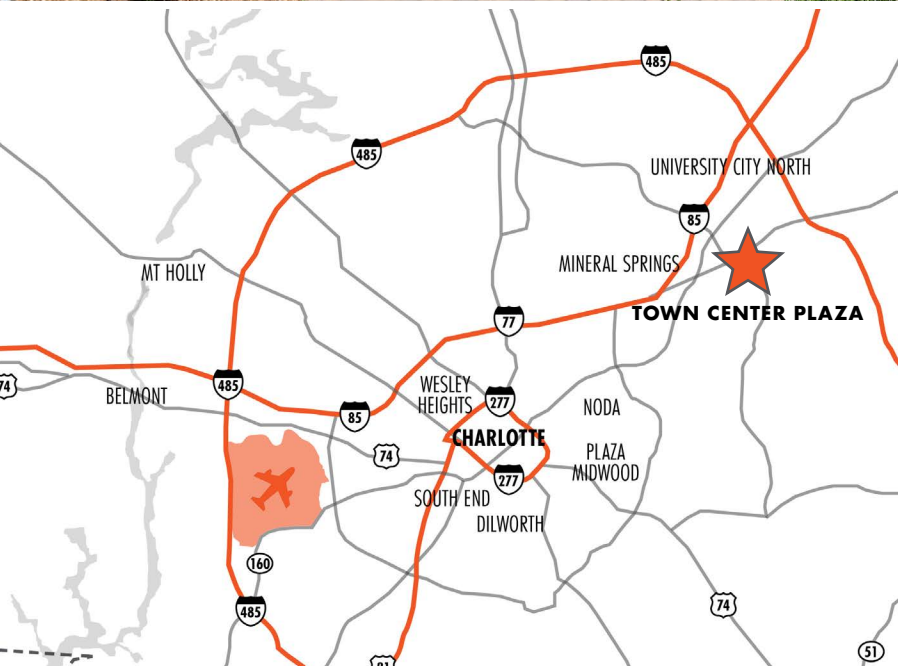
±1,302 - 2,000 SF AVAILABLE FOR LEASE





CHARLOTTE, NC

## TOWN CENTER PLAZA FOR LEASE



### PROPERTY FEATURES

- ±1,302 - 2,000 SF Retail space available
- 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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Partner

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Licensed Real Estate Broker

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## SITE PLAN



| SUITE      | TENANT                 | SF           |
|------------|------------------------|--------------|
| 8600       | HARRIS TEETER          | 50,000       |
| 8514       | CRUNCH FITNESS         | 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        |
| <b>A-9</b> | <b>AVAILABLE</b>       | <b>1,302</b> |
| A-10       | MOBILE BLING           | 1,302        |
| A-11       | GREAT CLIPS            | 1,229        |
| 8552       | BIG DAVE'S CHEESETEAKS | 2,100        |
| 8550       | PALM BEACH TAN         | 2,000        |

| SUITE       | TENANT                              | SF           |
|-------------|-------------------------------------|--------------|
| <b>8548</b> | <b>AVAILABLE</b>                    | <b>2,000</b> |
| 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        | MOSAIC PEDIATRIC THERAPY            | 8,640        |
| 8528        | GIANT UNIVERSITY CITY               | 4,110        |
| <b>8524</b> | <b>AVAILABLE</b>                    | <b>1,755</b> |
| 8509        | DUNKIN DONUTS                       | 1,890        |

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

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## DEMOGRAPHICS






### 1 MILE RADIUS

|  |                           |
|--|---------------------------|
|  | 12,911                    |
|  | ESTIMATED POPULATION 2023 |
|  | 24.4                      |
|  | AVERAGE AGE               |
|  | \$255,419                 |
|  | MEDIAN HOME VALUE 2023    |
|  | 8,135                     |
|  | TOTAL EMPLOYEES           |
|  | \$58,690                  |
|  | AVG HOUSEHOLD INCOME      |

### 3 MILE RADIUS

|   |                           |
|---|---------------------------|
|  | 81,656                    |
|   | ESTIMATED POPULATION 2023 |
|  | 29.3                      |
|   | AVERAGE AGE               |
|  | \$268,890                 |
|   | MEDIAN HOME VALUE 2023    |
|  | 31,506                    |
|   | TOTAL EMPLOYEES           |
|  | \$63,417                  |
|   | AVG HOUSEHOLD INCOME      |

### 5 MILE RADIUS

|   |                           |
|---|---------------------------|
|  | 201,643                   |
|   | ESTIMATED POPULATION 2023 |
|  | 32.6                      |
|   | AVERAGE AGE               |
|  | \$277,136                 |
|   | MEDIAN HOME VALUE 2023    |
|  | 65,375                    |
|   | TOTAL EMPLOYEES           |
|  | \$69,578                  |
|   | AVG HOUSEHOLD INCOME      |



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