

FOUNDRY
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Harris Teeter
Your Neighborhood Food Market

CHARLOTTE, NC

TOWN CENTER PLAZA

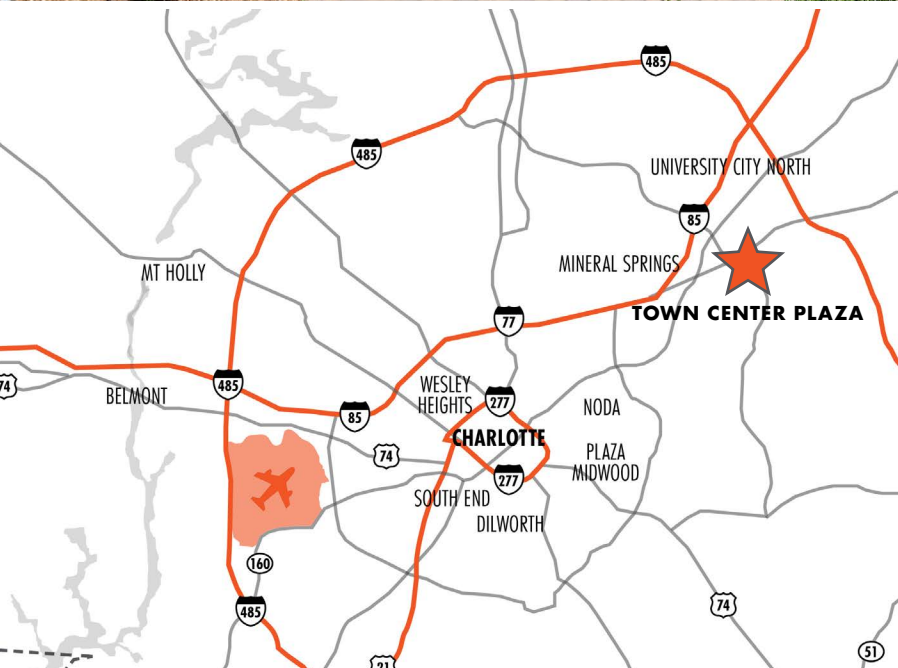
NC HIGHWAY 49 & W.T. HARRIS BLVD

±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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TOWN CENTER PLAZA

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
A-9	NEGOTIATING	1,302
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
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	MOSAIC PEDIATRIC THERAPY	8,640
8528	GIANT UNIVERSITY CITY	4,110
8524	UNIVERSITY CITY CHIROPRACTIC	1,755
8509	DUNKIN DONUTS	1,890

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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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