

FOUNDRY
COMMERCIAL



CHARLOTTE, NC

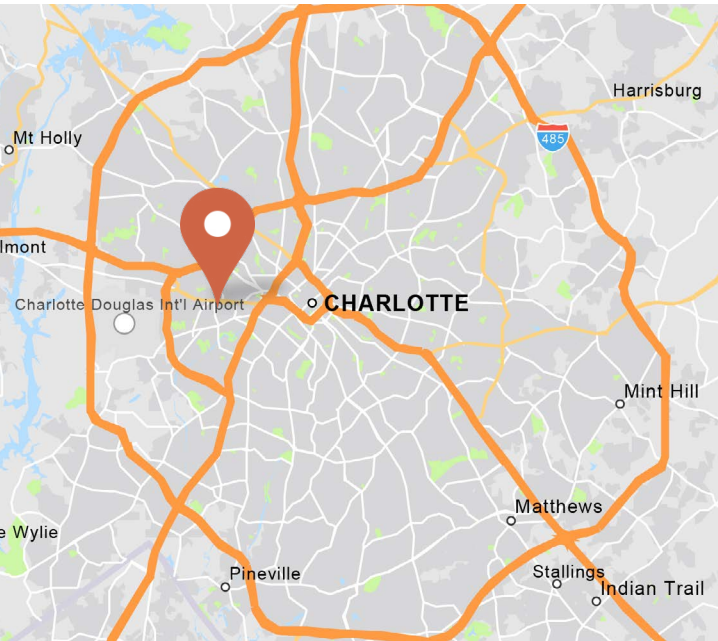
WILKINSON CROSSING

WILKINSON BLVD & ASHLEY RD, CHARLOTTE, NC

±1,500 AND 3,240 RSF AVAILABLE



CHARLOTTE, NC
WILKINSON CROSSING
WILKINSON BLVD AND ASHLEY RD, CHARLOTTE NC



PROPERTY FEATURES

- ±1,500 and 3,240 RSF Available
- Anchored by Ashley Stewart and Rainbow, the center provides a strong tenant mix with many national retailers
- 44,840 SF Walmart shadow anchored retail center
- Located at the intersection of the highly traveled Wilkinson Boulevard and Ashley Rd which sees over 55,000 VPD
- Minutes from Uptown in West Charlotte

FOR MORE INFORMATION, PLEASE CONTACT:

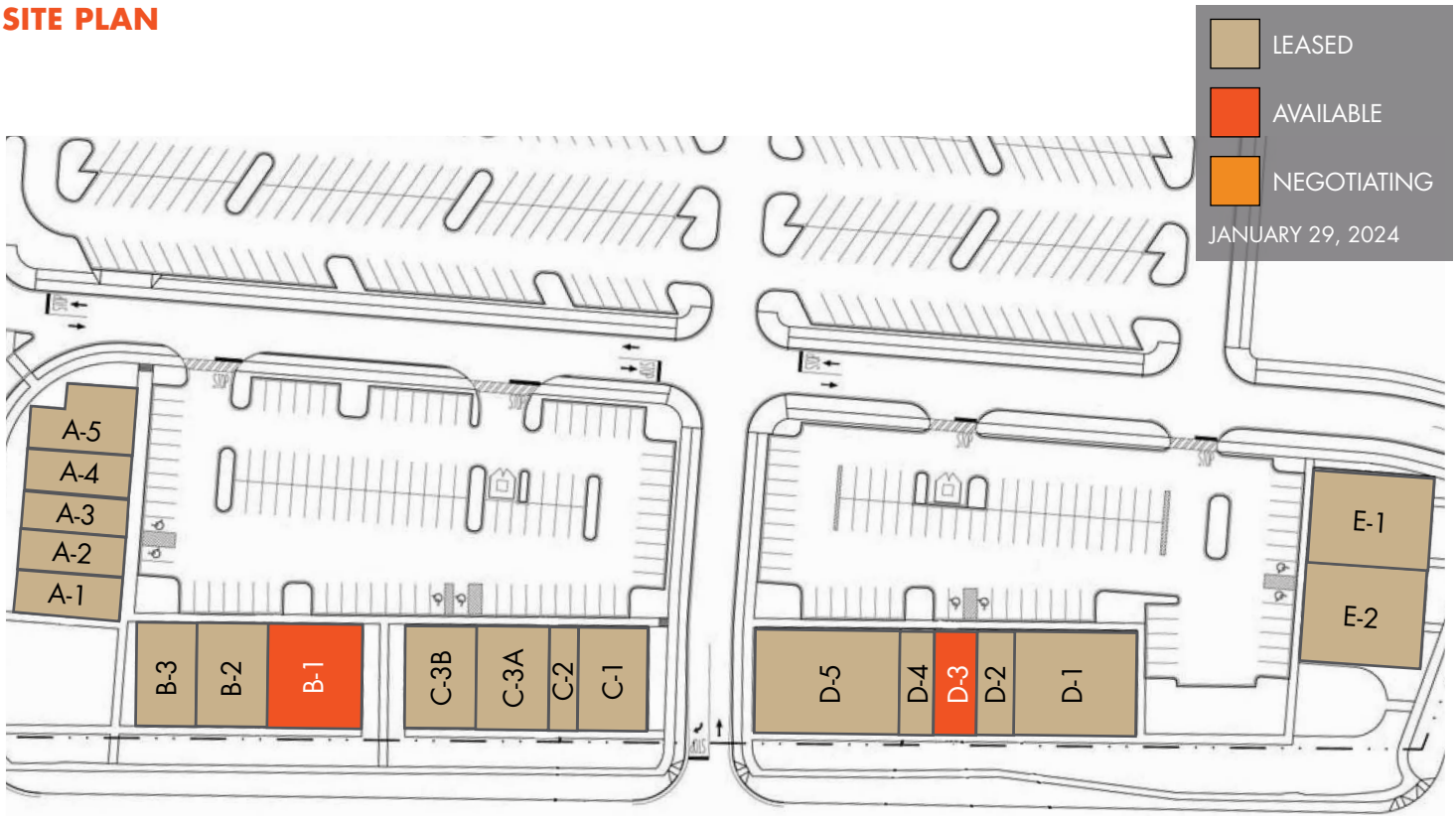
KEELY HINES | 704.676.1563
Senior Vice President, Broker
keely.hines@foundrycommercial.com
Licensed Real Estate Broker

NICOLE EDMONDS | 704.972.2617
Senior Associate, Broker
nicole.edmonds@foundrycommercial.com
Licensed Real Estate Broker

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SITE PLAN



SUITE	TENANT	SF
BUILDING A		
A-1	LITTLE CAESARS	1,500
A-2	GAMESTOP	1,400
A-3	SONIC TAX	1,340
A-4	LENDMARK FINANCIAL SERVICES	1,500
A-5	T-MOBILE	2,000
BUILDING B		
B-1	AVAILABLE	3,240
B-2	DENTIST	2,500
B-3	AMERICAN DELI	2,060
BUILDING C		
C-1	WINGSTOP	2,400

SUITE	TENANT	SF
C-2	GNC	1,000
C-3-A	BEAUTY SUPPLY	2,200
C-3-B	USPS	2,800
BUILDING D		
D-1	AMERIHEALTH	4,200
D-2	SO SHARP NAIL & HAIR	1,300
D-3	AVAILABLE	1,500
D-4	WILKINSON TOBACCO	1,200
D-5	ATHLETE’S FOOT	5,000
BUILDING E		
E-1	ASHLEY STEWART	3,700
E-2	RAINBOW	4,000



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DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<div></div> <div>7,954 ESTIMATED POPULATION 2022</div>	<div></div> <div>79,975 ESTIMATED POPULATION 2022</div>	<div></div> <div>194,215 ESTIMATED POPULATION 2022</div>
<div></div> <div>34.5 AVERAGE AGE</div>	<div></div> <div>33.5 AVERAGE AGE</div>	<div></div> <div>34.4 AVERAGE AGE</div>
<div></div> <div>\$148,960 MEDIAN HOME VALUE 2022</div>	<div></div> <div>\$293,221 MEDIAN HOME VALUE 2022</div>	<div></div> <div>\$364,817 MEDIAN HOME VALUE 2022</div>
<div></div> <div>4,315 TOTAL EMPLOYEES</div>	<div></div> <div>105,353 TOTAL EMPLOYEES</div>	<div></div> <div>209,105 TOTAL EMPLOYEES</div>
<div></div> <div>\$44,875 AVG HOUSEHOLD INCOME</div>	<div></div> <div>\$85,154 AVG HOUSEHOLD INCOME</div>	<div></div> <div>\$97,655 AVG HOUSEHOLD INCOME</div>



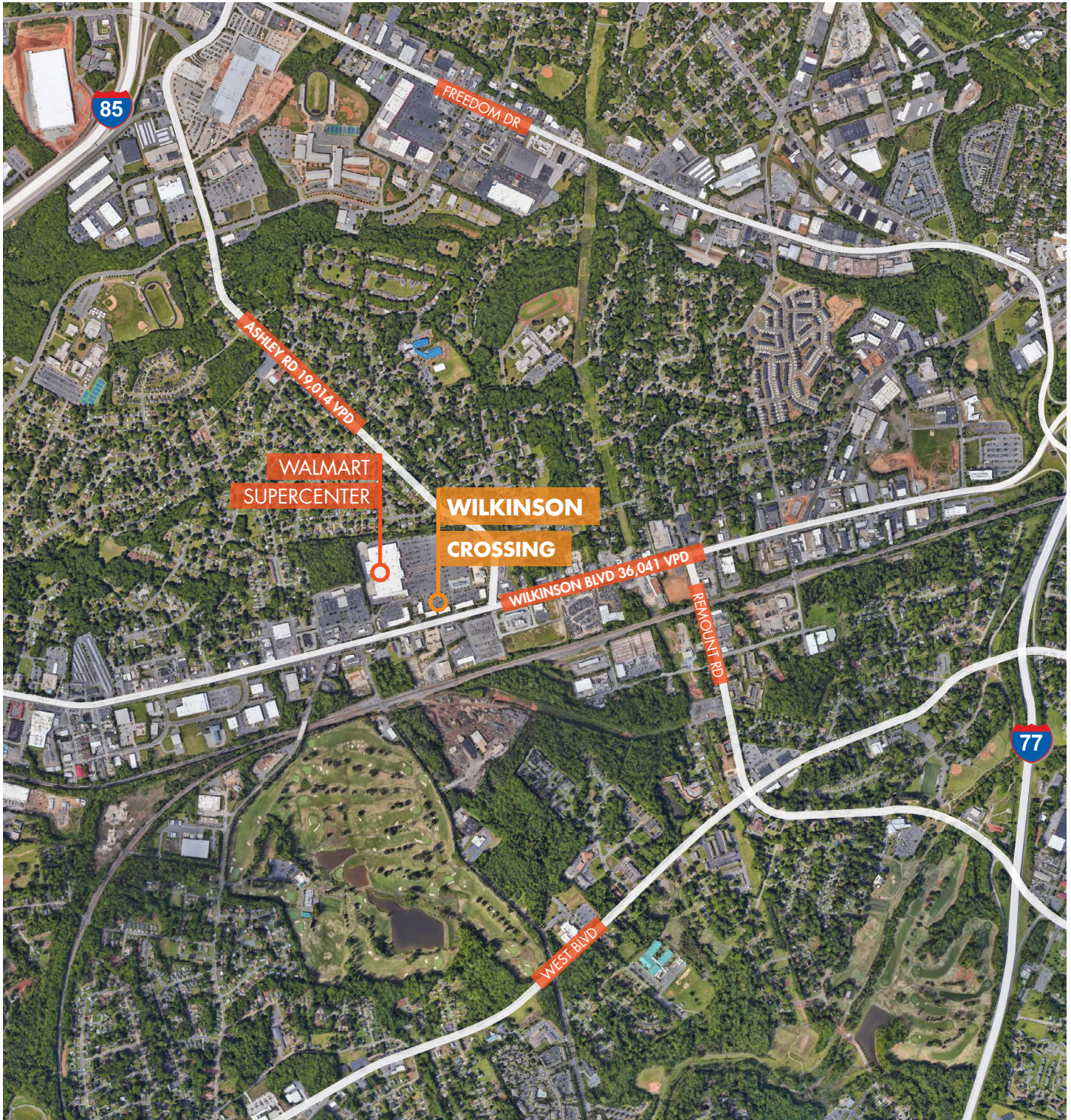
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AREA MAP



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