

Josh Beaver

The Nichols Company

704.373.9797 (Office) • 704.373.9798 (Fax)

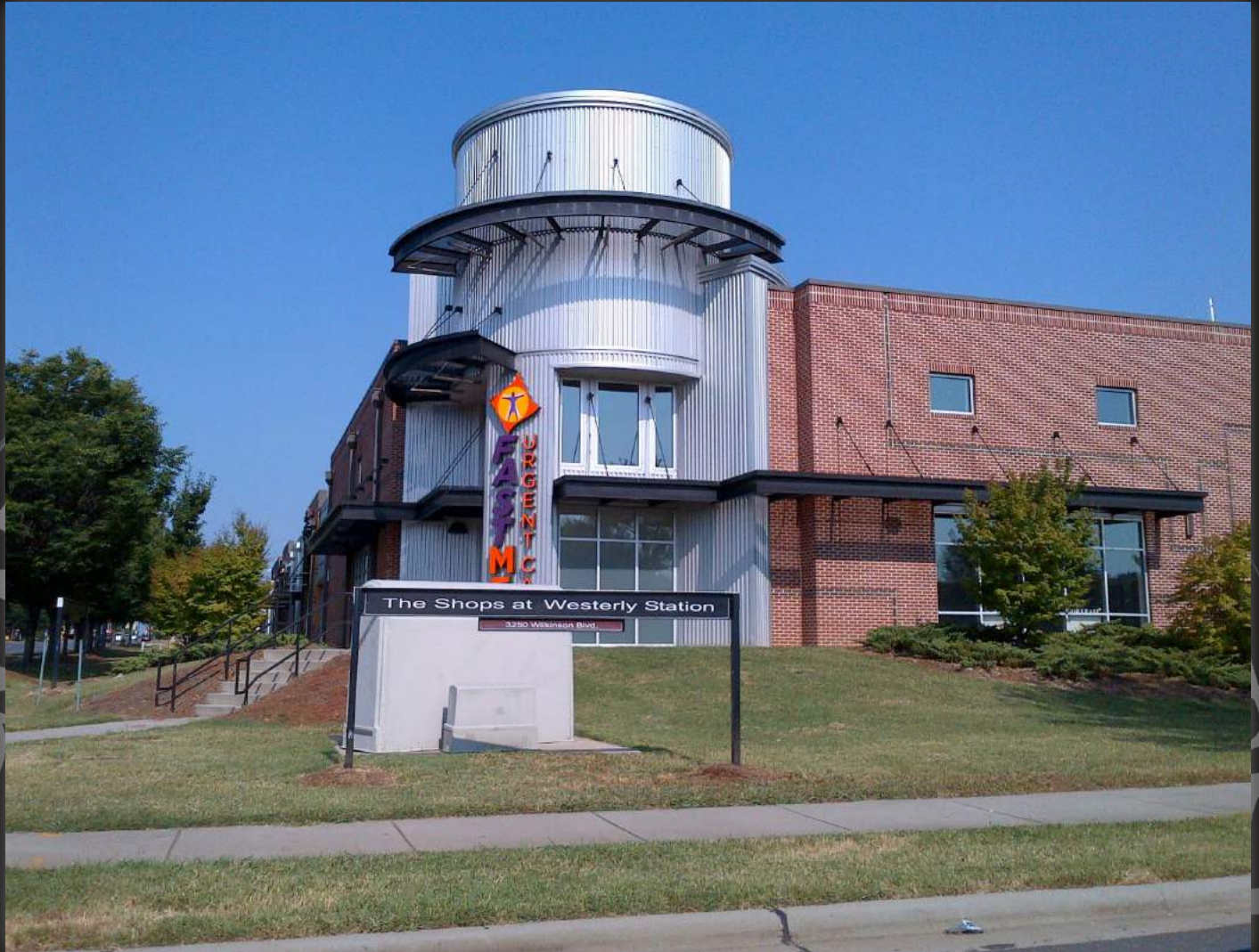
josh@thenicholscompany.com

www.thenicholscompany.com

600 Queens Rd, Charlotte, NC 28207

Available

Retail For
Lease



The Shops at Westerly Station

3250 Wilkinson Boulevard | Charlotte, NC 28208

Current and Local Tenants

- Walmart Supercenter
- Downtown Locker Room
- Cash America
- Family Dollar
- Little Caesar's Pizza
- Sally's Beauty Supply
- Game Stop
- Payless Shoes
- FastMed Urgent Care
- Charlotte Metro Credit Union
- Radio Shack
- UPS Store
- ABC Spirits
- Superior Insurance
- Cricket Wireless
- Regional Finance
- America's Tax Office
- NC License Plate Agency



SITE ATTRIBUTES

- Fully Leased
- 25,478 sf of new retail space shadow anchored by a Walmart Supercenter
- Traffic counts are +/- 44,200 VPD
- 126 parking spaces including 5 handicap spaces
- 450 feet of road frontage on Wilkinson Blvd.

DEMOGRAPHICS

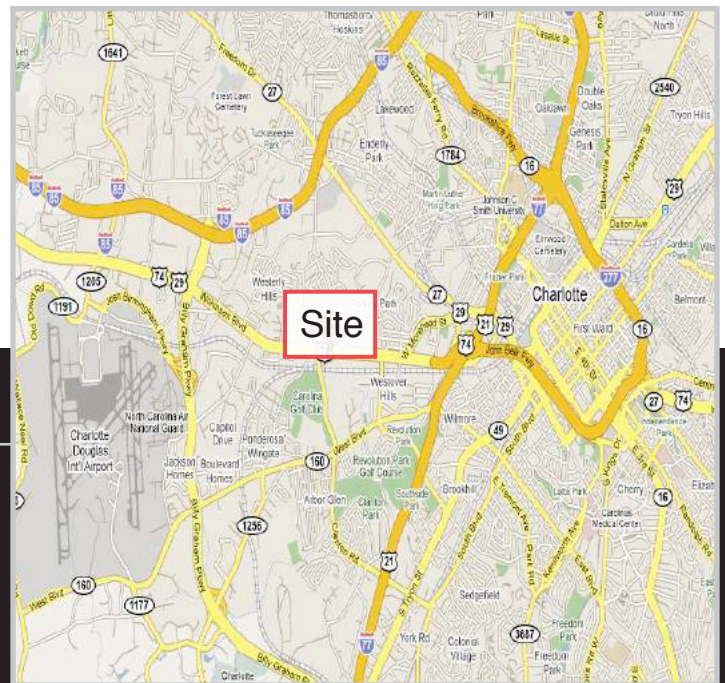
	1 Mile	3 Miles	5 Miles
Population	6,950	60,090	151,000
Median Age	35	33	35
Median HH Income	\$35,000	\$36,500	\$44,800
Avg HH Income	\$41,300	\$51,200	\$68,600

LEASING DETAILS

Suites Available:	Fully Leased
Lease Rates:	\$18.00 NNN
Tenant Improvement Allowance:	Negotiable

LOCATION

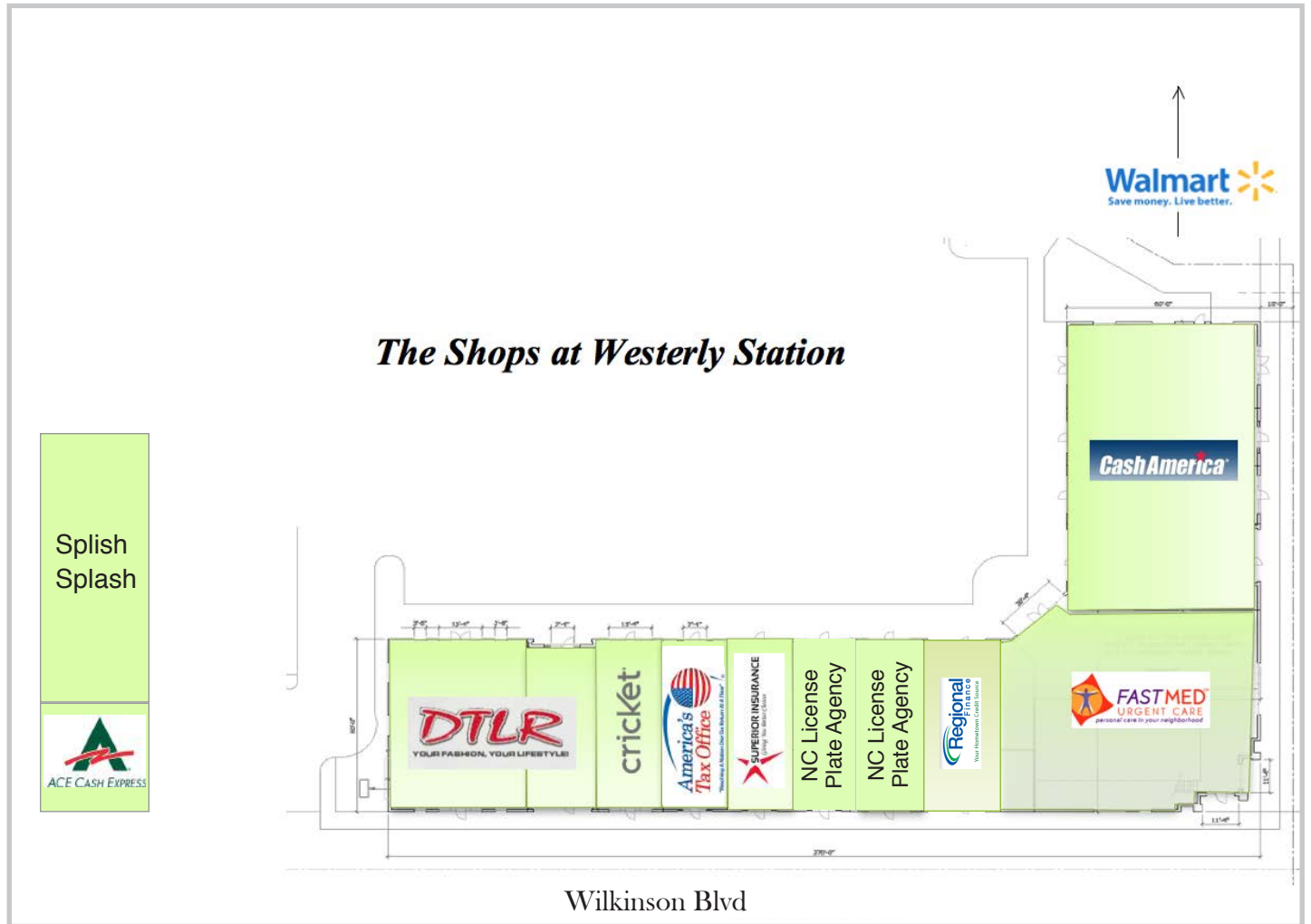
The property is located along Wilkinson Blvd, one of Charlotte's most heavily traveled thoroughfares. With excellent visibility, the building has convenient access to the airport, up-town and the interstates.



- Custom security monitoring service with individualized features for today's sophisticated tenant. Ask for details.

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

SITE PLAN



For more information please contact:
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