

Josh Beaver

The Nichols Company

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600 Queens Rd, Charlotte, NC 28207

Available

Retail For
Lease



Westerly Hills Plaza

3400 Wilkinson Boulevard
Charlotte, NC 28208

CURRENT AND LOCAL TENANTS

- Walmart Supercenter
- Family Dollar
- Hyatt Coin & Gun
- Habitat for Humanity Restore
- Rainbow Apparel
- Ivory Cleaners
- Everimage Hair Studio
- Cricket Wireless
- Watcha Like Barber Shop
- Bank of America ATM
- UPS Store
- LA Insurance
- CVS
- Cash America
- Popeyes Louisiana Kitchen
- Wellness Center
- Missha Beauty Supply
- Metro PCS
- Beyond Beauty



SITE ATTRIBUTES

- 95,000 SF of total retail space shadow anchored by a Walmart Supercenter
- Inline and outparcel space available
- 346 Parking Spaces

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:	Suite 2909: 1,034 Square Feet Suite 2515-B: 924 Square Feet Suite 2517-B: 473 Square Feet Suite 2517-C: 680 Square Feet
Zoning:	B-1
Lease Rates:	\$15.00/SF NNN
Tenant Improvement Allowance:	TBD

LOCATION

The property is located along Wilkinson Blvd, one of Charlotte's most heavily traveled thoroughfares with traffic counts of +/- 44,200VPD.



- Tremendous road frontage on Wilkinson Blvd
- Excellent visibility & convenient access from the airport, uptown and the interstates



AVAILABLE SPACES

Suite Number	Sq. Ft.
2909	1,034
2515-B	924
2517-B	473
2517-C	680



For more information please contact:
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