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The Nichols Company

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600 Queens Rd, Charlotte, NC 28207

Available

Walmart Shadow

Anchored Center

Outparcels and Shop Space

For Sale and Lease

Conceptual Site Plan

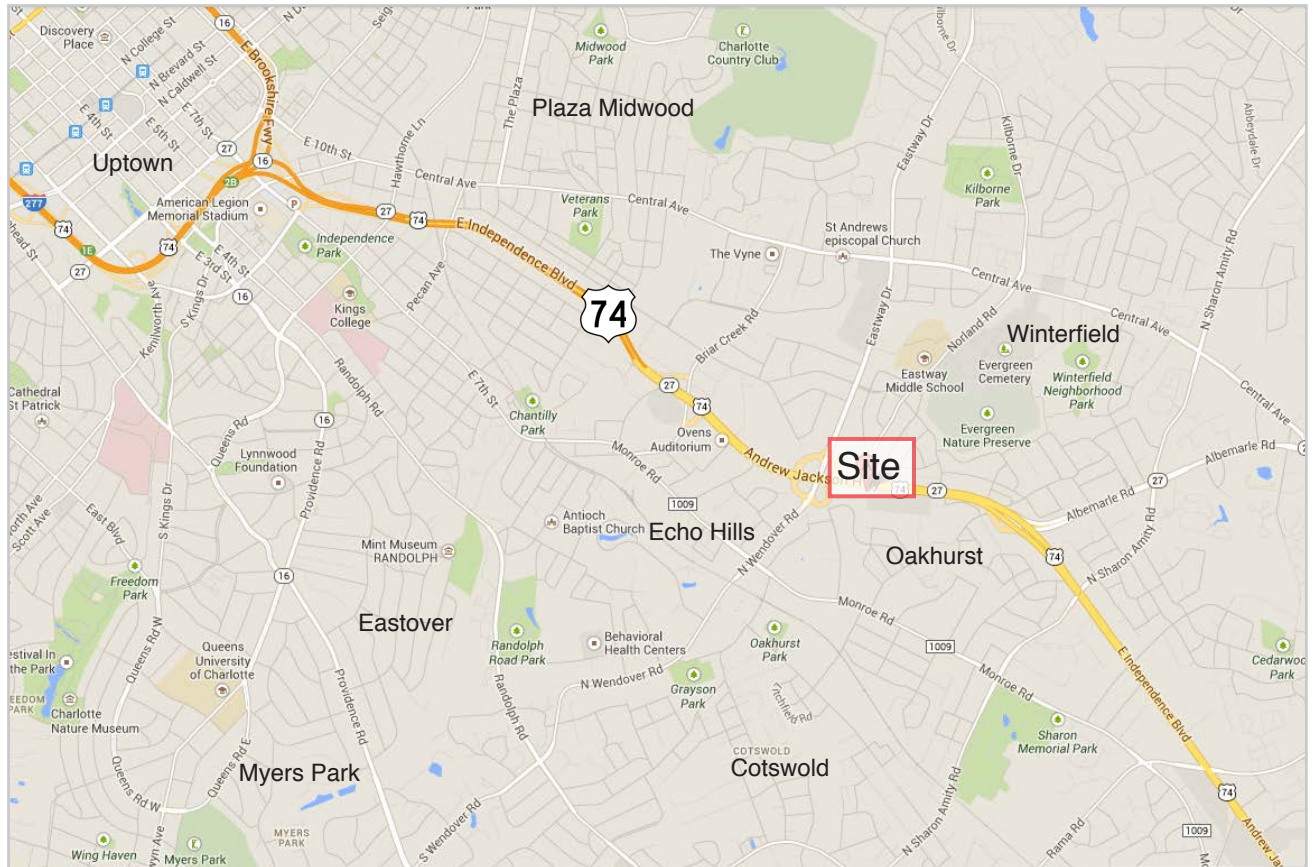


Coliseum Crossing

3600-3750 East Independence Blvd. | Charlotte, NC 28205

LOCATION

Coliseum Crossing (formerly Coliseum Center) is positioned off of East Independence Blvd. (US-74), which has an estimate of more than 100,000 VPD. The property is adjacent to a Walmart Supercenter with cross access in place to westbound East Independence Blvd. This highly visible center is easily accessible from the interstates and within a short distance of Uptown Charlotte.



TRAFFIC COUNTS: OVER 100,000 VPD ON US-74

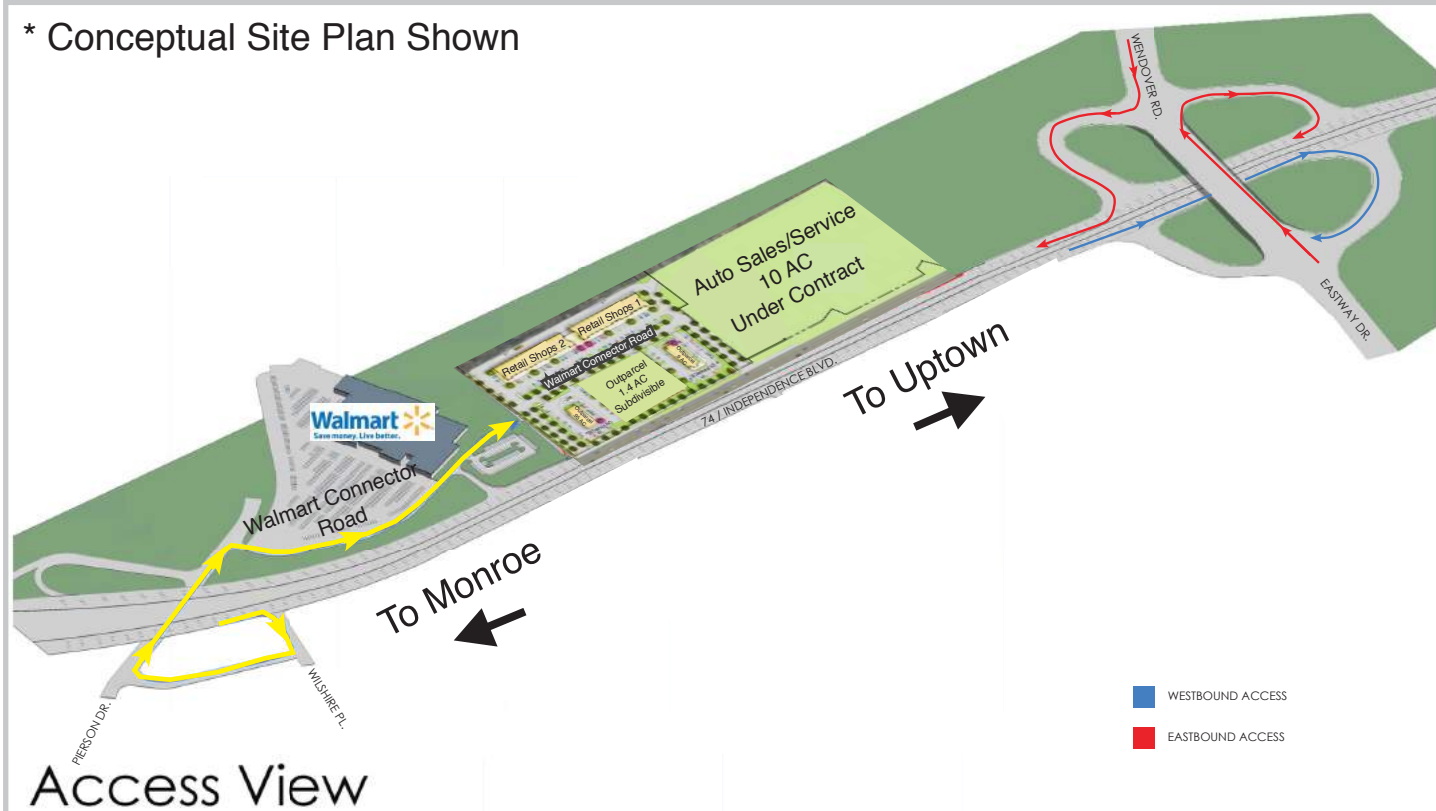
SITE ATTRIBUTES

- New Shopping Center
- +/- 59,000 SF Retail Space Available
- Overall Acreage: 18.33
- 354 Parking Spaces
- Zoning: B-2
- Parcel ID: 16101237
- Over 1,600 ft. of Visibility/Access on Independence Blvd.
- Cross Access with Adjacent Walmart Supercenter
- Spring/Summer 2018 Delivery
- Call for Lease Rates and Availability



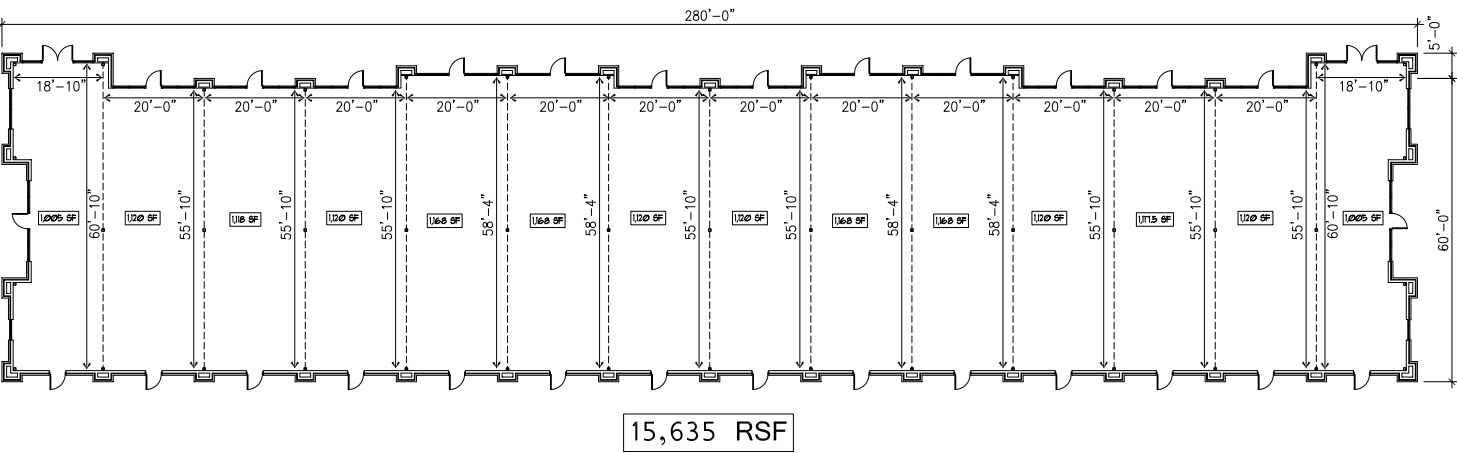
ACCESS

* Conceptual Site Plan Shown



CONCEPTUAL FLOOR PLANS

Retail Shops 1 & 2



AVAILABLE OUTPARCELS

Property lines can be adjusted to accomodate users

Outparcel 1 - 1.4 AC

Outparcel 2 - .9 AC

Outparcel 3 - .95 AC

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,309	113,743	284,265
Ave. HH Income	\$48,455	\$71,090	\$75,179
Daytime Population	9,704	119,346	393,554

CONCEPTUAL SITE PLAN

Site is ideal for shops, junior anchors, freestanding restaurants and banks.



Zoomed View of Site Plan



For more information please contact:
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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.

