

Mike Sullivan

The Nichols Company

704.373.9797 (Office) • 704.373.9798 (Fax)

MSullivan@thenicholscompany.com

www.thenicholscompany.com

600 Queens Rd, Charlotte, NC 28207

Available

Retail
For Lease

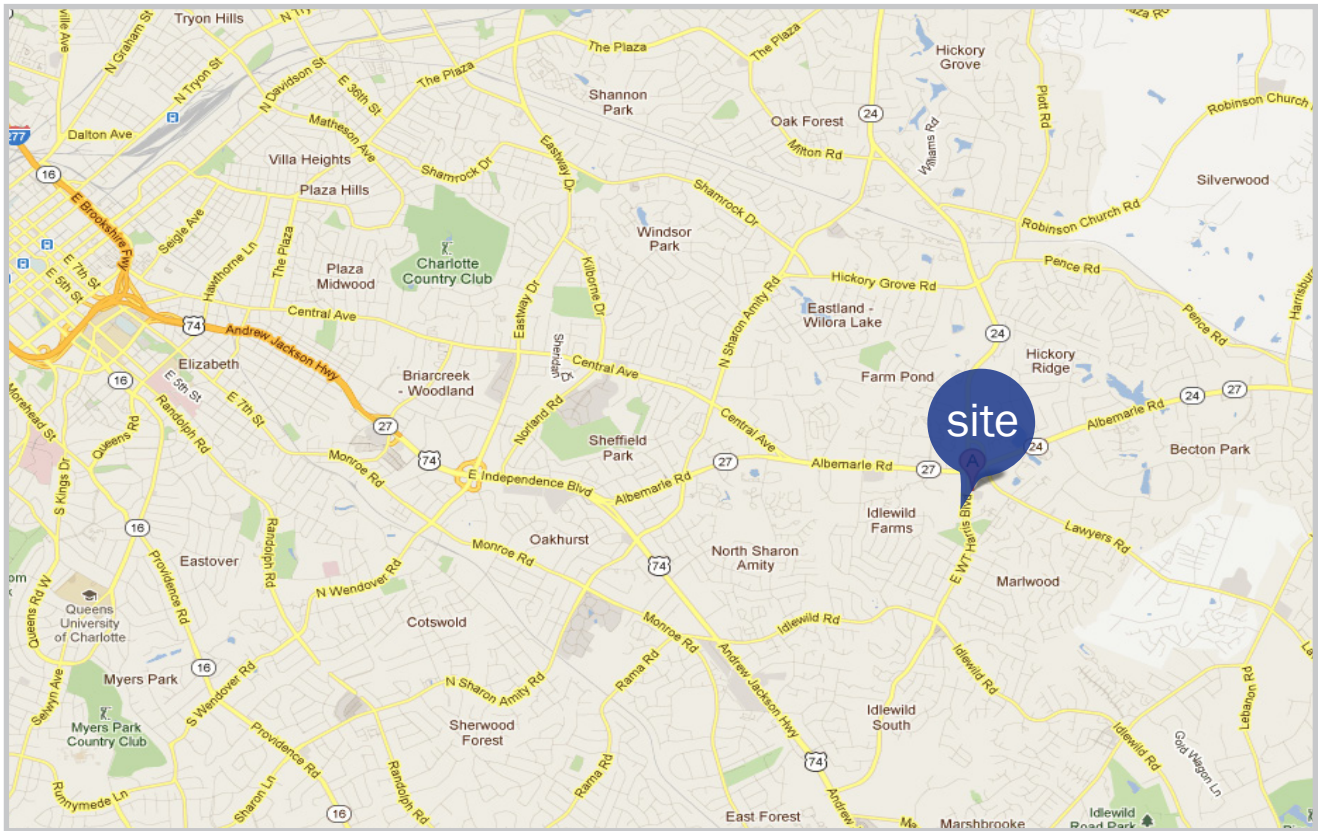


Royal Plaza

8829 East W.T. Harris Blvd. | Charlotte, NC 28227

LOCATION

The property is located along East W.T. Harris Blvd, one of Charlotte's most heavily traveled thoroughfares with traffic counts of +/-37,000 cars daily.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,506	93,199	206,099
Total Daytime Population	8,620	73,103	188,737
Avg HH Income	\$43,316	\$49,839	\$59,877

SITE ATTRIBUTES

- Dollar General Anchors Development
- Gross Leasable Area: 46,219 SF
- Year Built: 1987





LEASING DETAILS

Suites Available:

Suite 105: 1,190 Square Feet
 Suite 106/107: 2,410 Square Feet
 Suite 108/109: 2,195 Square Feet
 Suite 110/111: 3,723 Square Feet
 Suite 116: 1,270 Square Feet
 Suite 118: 1,300 Square Feet
 Suite 124: 2,708 Square Feet
 Suite 125: 1,400 Square Feet

Zoning:

B-1 SCD

Lease Rates:

\$9.00 - \$15.75 NNN

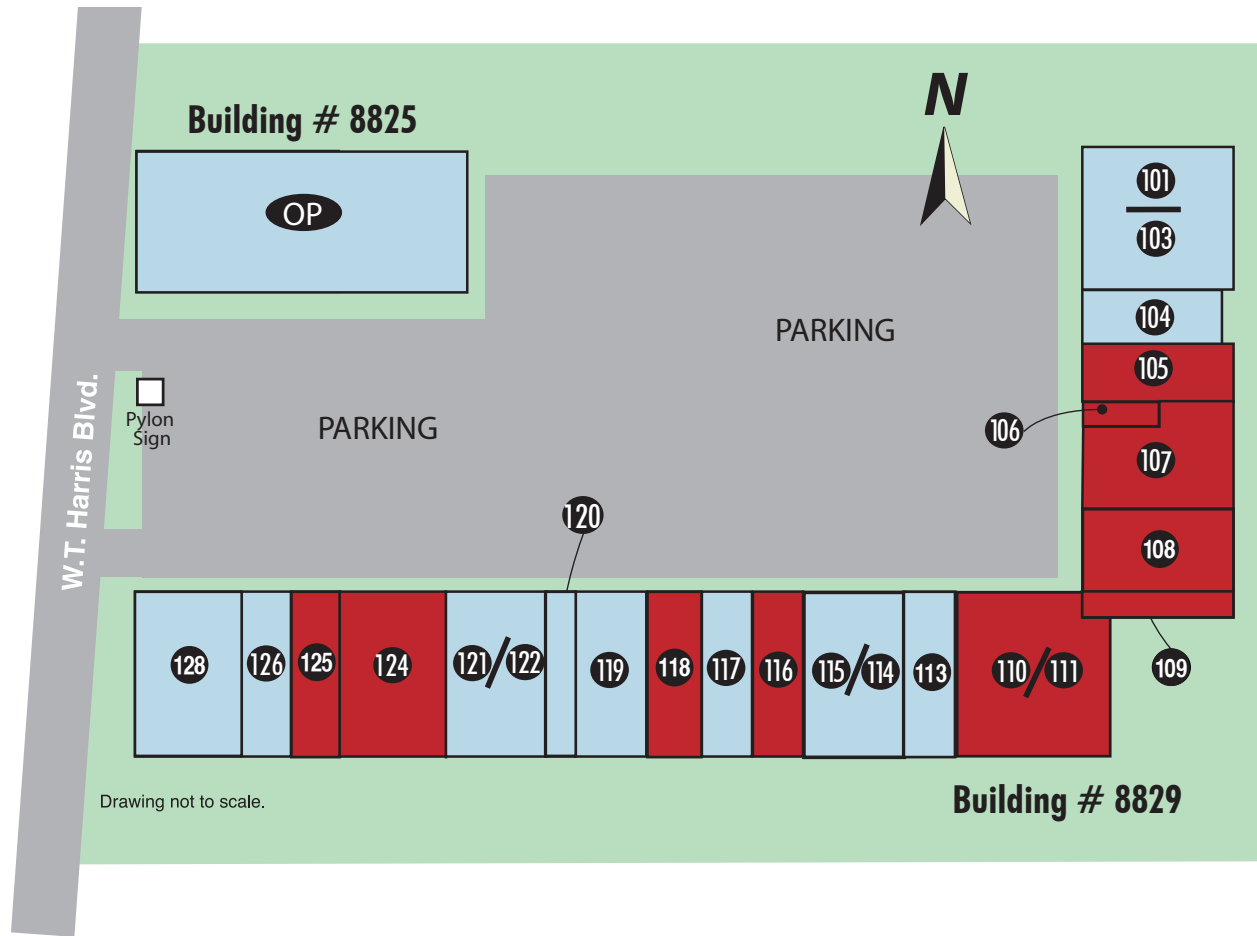
Average Daily Traffic:

37,000 cars/day - East W.T Harris
 32,000 cars/day - Albermarle



Royal Plaza

SITE PLAN



Drawing not to scale.

TENANT INFORMATION

Unit #	Sq. Ft.	Tenant
OP	10,656	Dollar General
101/103	3,600	Royal Pakistan Grocery
104	1,200	Studio East
105	1,190	Available
106/107	2,410	Available
108/109	2,195	Available
110/111	3,728	Available
113	1,259	New Antioch Community Services
114/115	2,566	New Antioch Community Services
116	1,270	Available
117	1,307	La Porsha's Hair Studio
118	1,300	Available
119	2,080	Community Laundromat
120	558	Herbal Life
121/122	2,600	Carolina Video
124	2,708	Available
125	1,400	Available
126	1,400	Novedades Yadira
128	2,792	Novedades Tadira

For more information please contact:
Mike Sullivan
 MSullivan@thenicholscompany.com
 704.373.9797



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.