

Josh Beaver • Vice President

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



Shops At Freedom

Charlotte, NC 28208



LOCATION

Located in Charlotte with easy access to and from I-85 (1/2 mile), I-77, Morehead Street, and Wilkinson Boulevard.

2,000 new homes are planned or under construction within 3 miles.

Significant amount of parking. Consistently high traffic counts with over 33,000 VPD along Freedom Drive.



BUILDING ATTRIBUTES

- 180,000 total square feet
- 1,320SF to 11,104SF available
- \$8/sf NNN to \$17/sf NNN
- Small shop space available
- 741 parking spaces
- B-2 Zoning
- Potential Expansion Space Available

SITE PLAN



TENANT INFORMATION

UNIT #	SQ. FT.	TENANT
1	16,844	TALECRIS
2	2,936	H&R BLOCK
3	2,000	VALUE VILLAGE STORAGE
4	1,000	PONSETT INSURANCE
5	4,455	HIBBETT SPORTS
6	20,000	VALUE VILLAGE STORE
7	1,000	STORAGE
8	2,000	GUARANTEED NAILS
9	30,000	ROSES
10	4,000	ROSES
11	11,104	AVAILABLE
12	6,063	CHARLOTTE BEAUTY SUPPLY
13	6,769	SHOE TRENDS
14	6,522	AVAILABLE
15	18,150	SAVE A LOT
16	14,850	CITI-TRENDS
17	9,869	SALON CENTRAL
18	4,406	LA VILLA Y TIENDA
19	1,320	AVAILABLE
21	6,600	CATHERINES
22	4,230	RENT A CENTER
23	6,780	SMILE STARTERS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,391	69,795	164,834
Daytime Population	12,404	159,071	313,638
Avg HH Income	\$33,220	\$53,957	\$66,330

 BENBROOKE

For more information please contact:
 Josh Beaver
 Josh@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.