



Shops at Freedom

3017-3053 Freedom Drive | Charlotte, NC 28208



Available for Lease
+/- 6,522 SF Small Shop Space

Property Overview

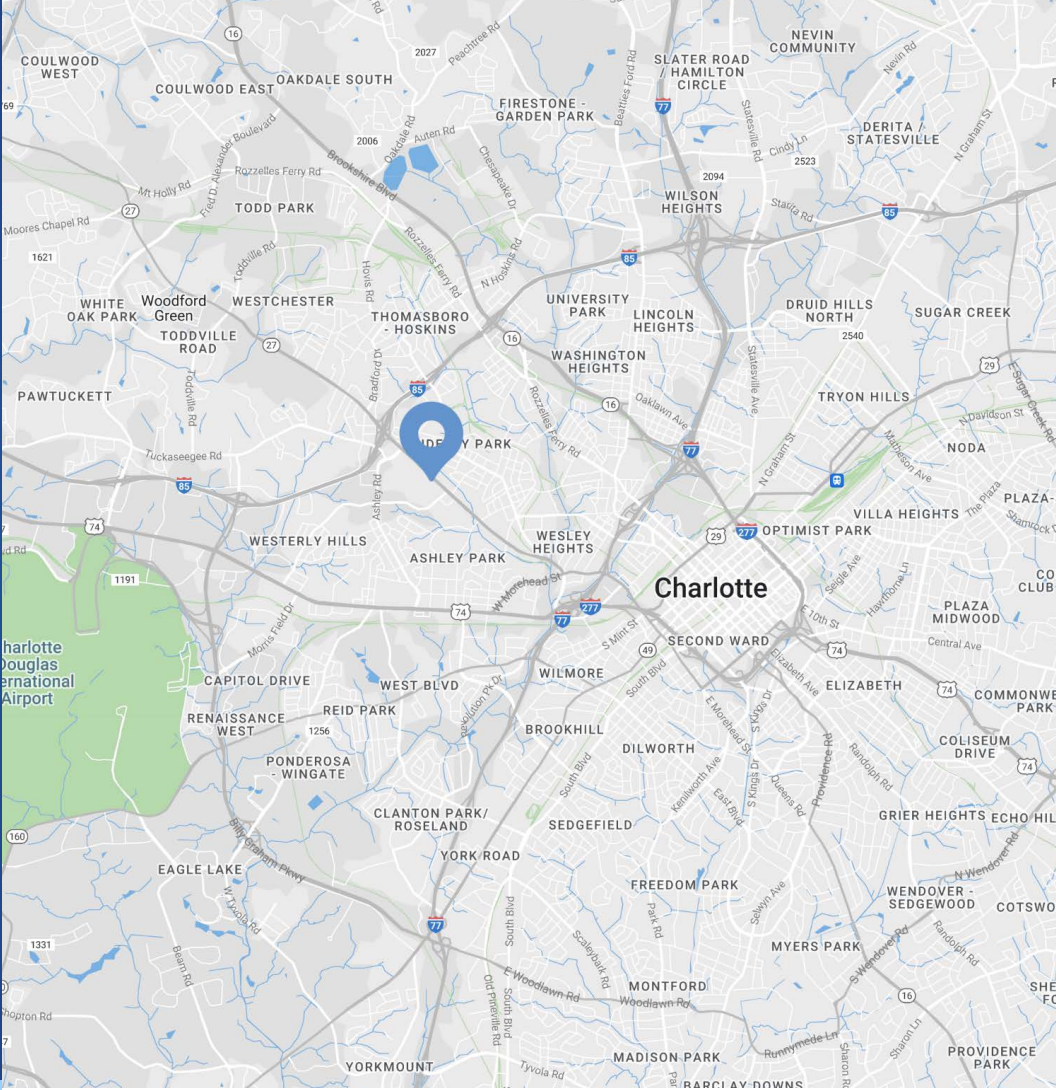
Shops at Freedom

Available for Lease

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 41,500 VPD along Freedom Drive.

Property Details

Address	3017-3053 Freedom Drive Charlotte, NC 28208
Availability	+/- 6,522 SF Small Shop Space Potential expansion space available
GLA	+/- 180,000 SF
Parking	741 parking spaces
Zoning	CG Charlotte Future 2040 Policy Commercial
Traffic Counts	Freedom Drive 41,500 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	8,440	89,508	208,690
Avg. Household Income	\$68,763	\$107,329	\$117,030
Median Household Income	\$49,105	\$71,098	\$75,268
Households	3,506	43,186	96,744
Daytime Employees	5.473	94,838	205,078

Site Plan



Tenant Roster

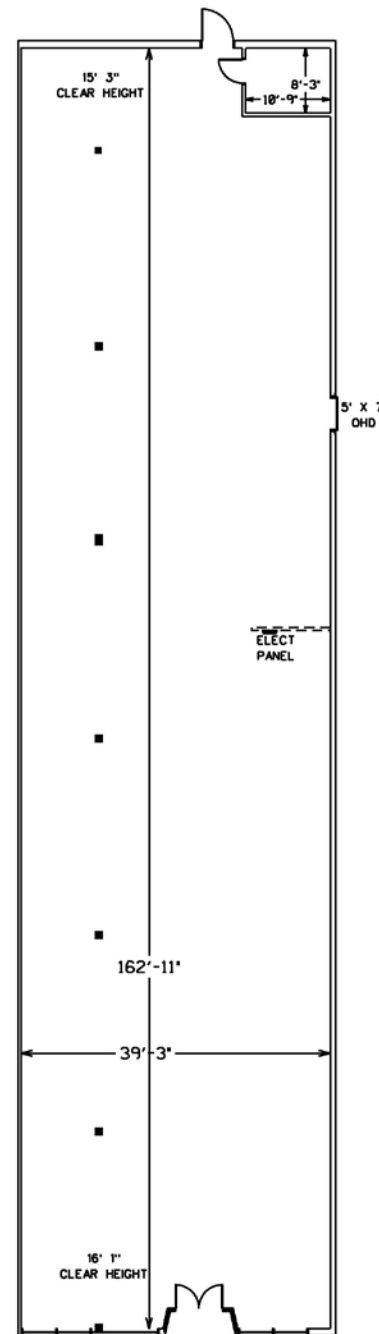
1	Talecris	16,844 SF
2	H&R Block	2,936 SF
3	Storage	2,000 SF
4	Ponsett Insurance	1,000 SF
5	Hibbett Sports	4,455 SF
6	The Salvation Army	20,000 SF
7	Storage	1,000 SF
8	Guaranteed Nails	2,000 SF
9	Roses	30,000 SF
10	Roses	4,000 SF
11	Five Below	11,104 SF
12	Charlotte Beauty Supply	6,063 SF
13	Shoe Trend	6,769 SF
14	Available - Cold Dark Shell *Space can be demised	6,522 SF
15	dd's Discounts	18,150 SF
16	Citi-Trends	14,850 SF
17	Salon Central	9,869 SF
18	La Villa Y Tienda	4,406 SF
19	Storage	1,320 SF
20	Aaron's	6,600 SF
21	Chase Bank	4,230 SF
22	Smile Starters	6,6780 SF
24	Ace Check Cashin	500 SF

Available

Suite 14 - Cold Dark Shell
+/- 6,522 SF

 Virtual Tour

***Space can be demised**



Market Overview



FreeMoreWest

Charlotte, NC

FreeMoreWest is recognized as Charlotte's latest, most exciting renewed neighborhood. Located adjacent to Charlotte's vibrant Uptown, the neighborhood is introducing exciting new housing developments, retail, and office opportunities. The years of rich history and the prospects for the future make FMW the place to begin anew.



Property Photos





Contact for Details

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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.