

SHOPS AT FREEDOM

3017-3053 FREEDOM DRIVE | CHARLOTTE, NC 28208

AVAILABLE RETAIL FOR LEASE



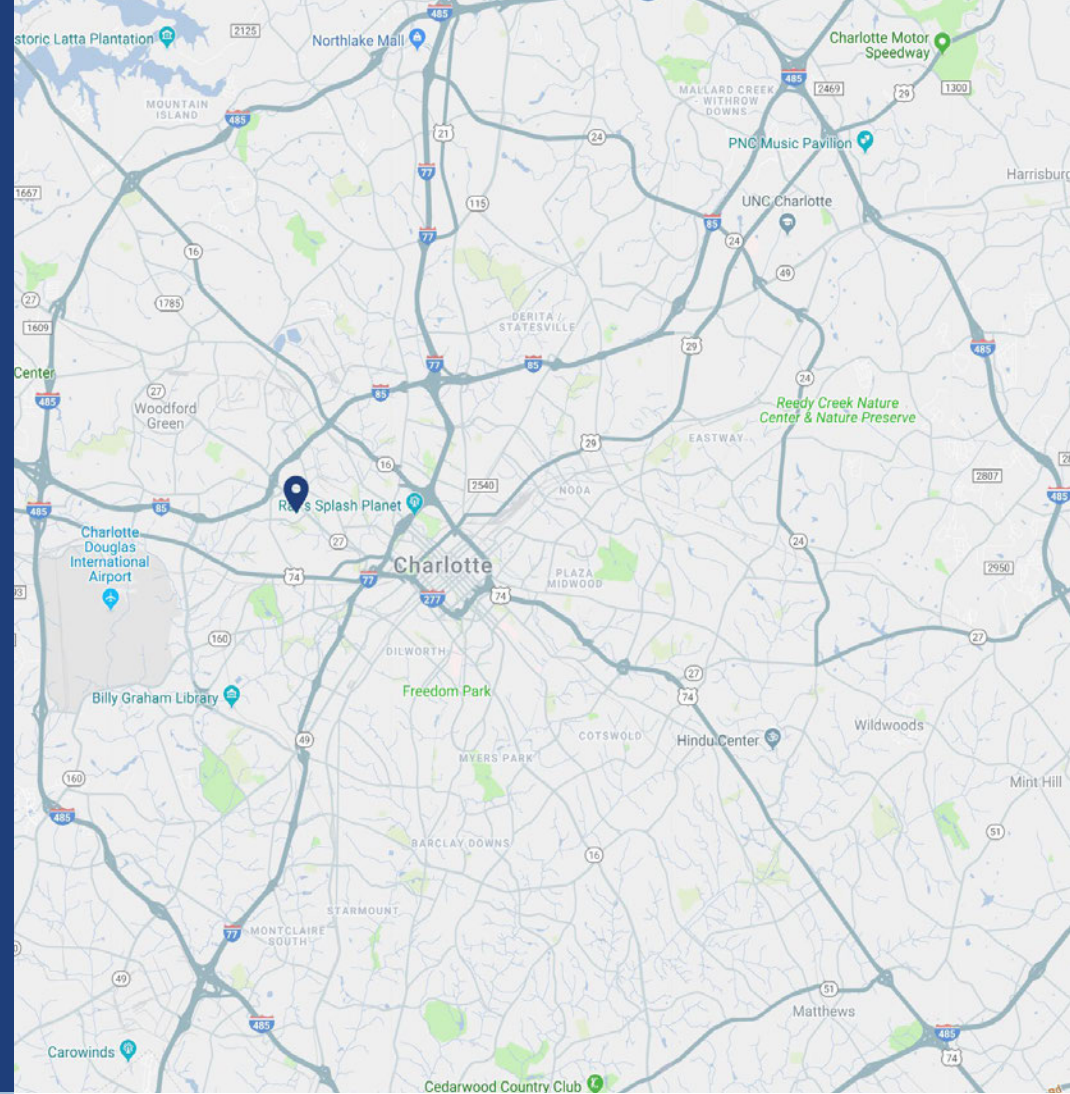
PROPERTY OVERVIEW

SHOPS AT FREEDOM

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.

PROPERTY DETAILS

Address	3017-3053 Freedom Drive Charlotte, NC 28208
Available SF	+/- 6,522 -20,000 SF Small Shop Space & Junior Anchor Space Potential expansion space available
GLA	+/- 180,000 SF
Parking	741 parking spaces
Zoning	B-2
Traffic Counts	Freedom Drive 33,000 VPD
Leasing Details	\$8-17/SF NNN



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	9,329	85,424	192,629
Avg. Household Income	\$39,001	\$76,804	\$85,751
Median Household Income	\$30,014	\$47,314	\$53,568
Households	3,620	36,799	81,435
Daytime Employees	6,765	91,425	202,593

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.



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	AVAILABLE	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	AVAILABLE	11,104 SF
12	Charlotte Beauty Supply	6,063 SF
13	Shoe Trends	6,769 SF
14	AVAILABLE	6,522 SF
15	AVAILABLE	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	AVAILABLE	6,600 SF
21	Chase Bank	4,230 SF
22	Smile Starters	6,780 SF

MARKET OVERVIEW



PROPERTY PHOTOS





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.