

Josh Beaver

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



The Shops at Westerly Station

3250 Wilkinson Boulevard | Charlotte, NC 28208

Current and Local Tenants

- Walmart Supercenter
- Downtown Locker Room
- Cash America
- Family Dollar
- Little Caesar's Pizza
- Sally's Beauty Supply
- Game Stop
- Payless Shoes
- FastMed Urgent Care
- Charlotte Metro Credit Union
- Radio Shack
- UPS Store
- ABC Spirits
- Superior Insurance
- Cricket Wireless
- Tracfone
- Regional Finance
- NC License Plate Agency



SITE ATTRIBUTES

- Fully Leased
- 25,478 sf of new retail space shadow anchored by a Walmart Supercenter
- Traffic counts are +/- 44,200 VPD
- 126 parking spaces including 5 handicap spaces
- 450 feet of road frontage on Wilkinson Blvd.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	6,950	60,090	151,000
Median Age	35	33	35
Median HH Income	\$35,000	\$36,500	\$44,800
Avg HH Income	\$41,300	\$51,200	\$68,600

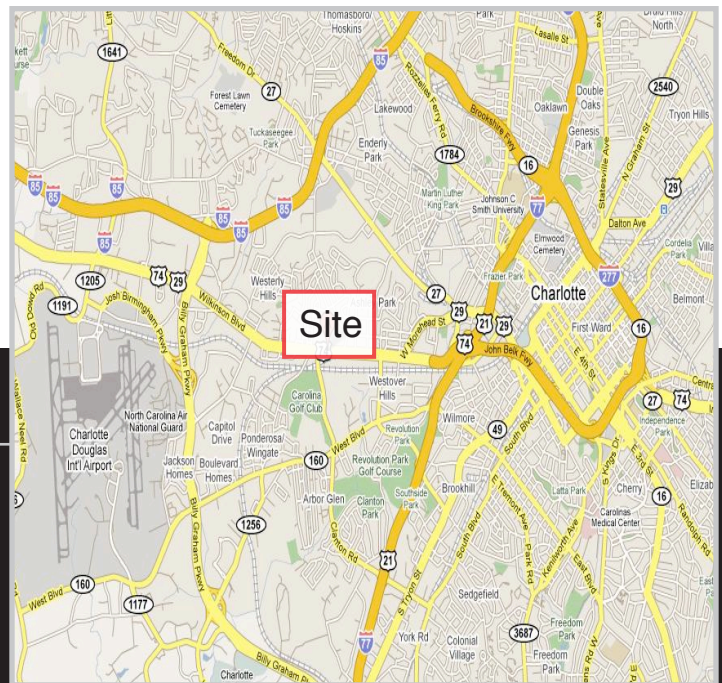
LEASING DETAILS

Available:	Fully Leased
Lease Rates:	\$18.00 NNN
Tenant Improvement Allowance:	Negotiable

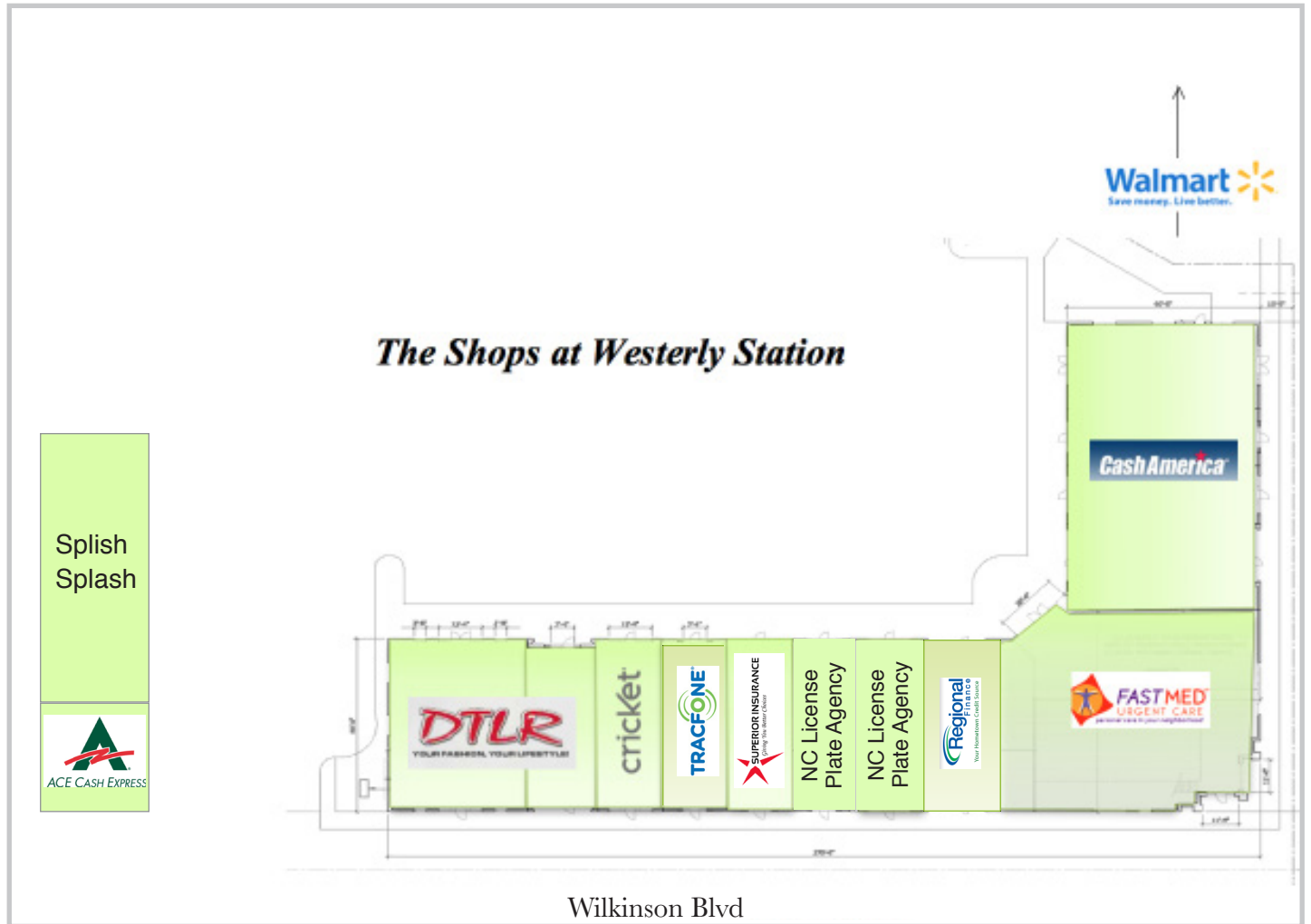
LOCATION

The property is located along Wilkinson Blvd, one of Charlotte's most heavily traveled thoroughfares. With excellent visibility, the building has convenient access to the airport, uptown and the interstates.

- Custom security monitoring service with individualized features for today's sophisticated tenant. Ask for details.



SITE PLAN



For more information please contact:
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