



The Shops at Westerly Station

3250 Wilkinson Boulevard | Charlotte, NC 28208



Available for Lease

+/- 1,200 and 4,000 SF Retail Spaces Available

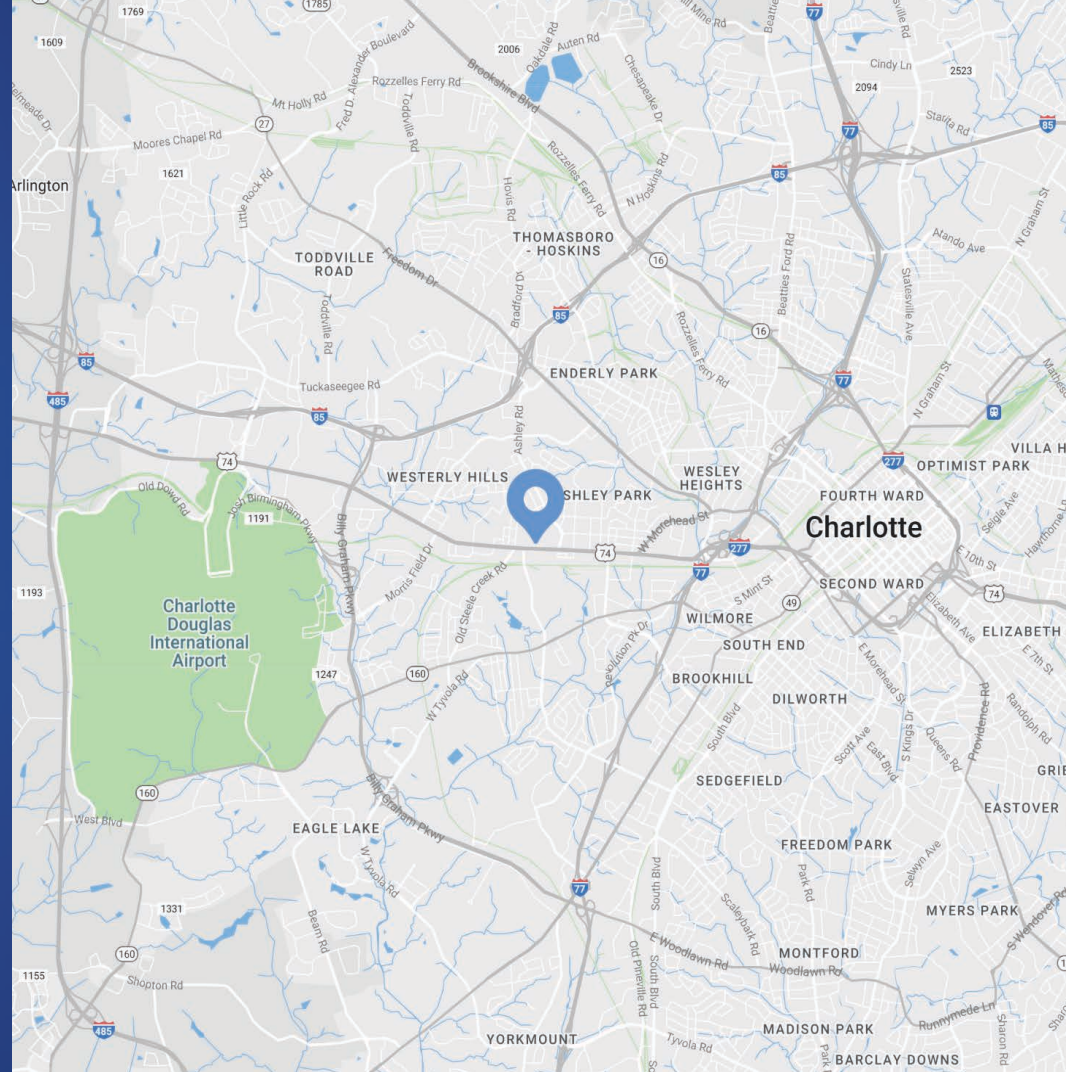
Overview

The Shops at Westerly Station Available for Lease

Conveniently located along Wilkinson Blvd, one of Charlotte's most heavily traveled thoroughfares. With excellent visibility, the shopping center has convenient access to the Charlotte Douglas International Airport, Uptown Charlotte, and major interstates.

Property Details

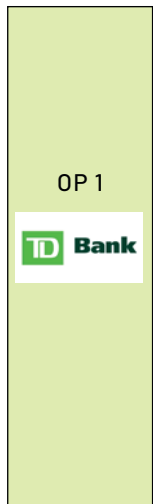
Address	3250 Wilkinson Boulevard Charlotte, NC 28208
Availability	+/- 1,200 and 4,000 SF Available for Lease
GLA	+/- 25,478 SF Shadow-Anchored by Walmart Supercenter
Parking	126 spaces, including 5 handicap spaces
Frontage	450 FT on Wilkinson Boulevard
Additional Notes	Custom security monitoring service with individualized features for today's sophisticated tenant
Traffic Counts	Wilkinson Boulevard 38,500 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	7,987	85,340	203,566
Avg. Household Income	\$56,304	\$109,560	\$112,797
Median Household Income	\$40,914	\$70,553	\$70,665
Households	3,328	41,562	95,062
Daytime Employees	4,487	104,981	233,650

Tenant Roster		
A/B	Available August 1st, 2024	4,000 SF
C	Cricket Wireless	1,177 SF
D	Available	1,200 SF
E	Superior Insurance	900 SF
F/G	NC License Plate Agency	2,400 SF
H	Regional Finance	1,600 SF
I	FastMed Urgent Care	4,700 SF
J	DTLR	6,300 SF
OP 1	TD Bank	3,171 SF

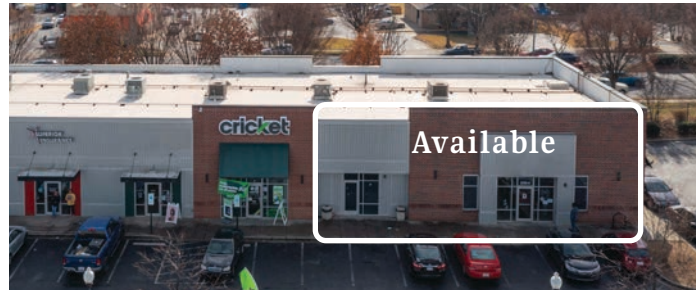
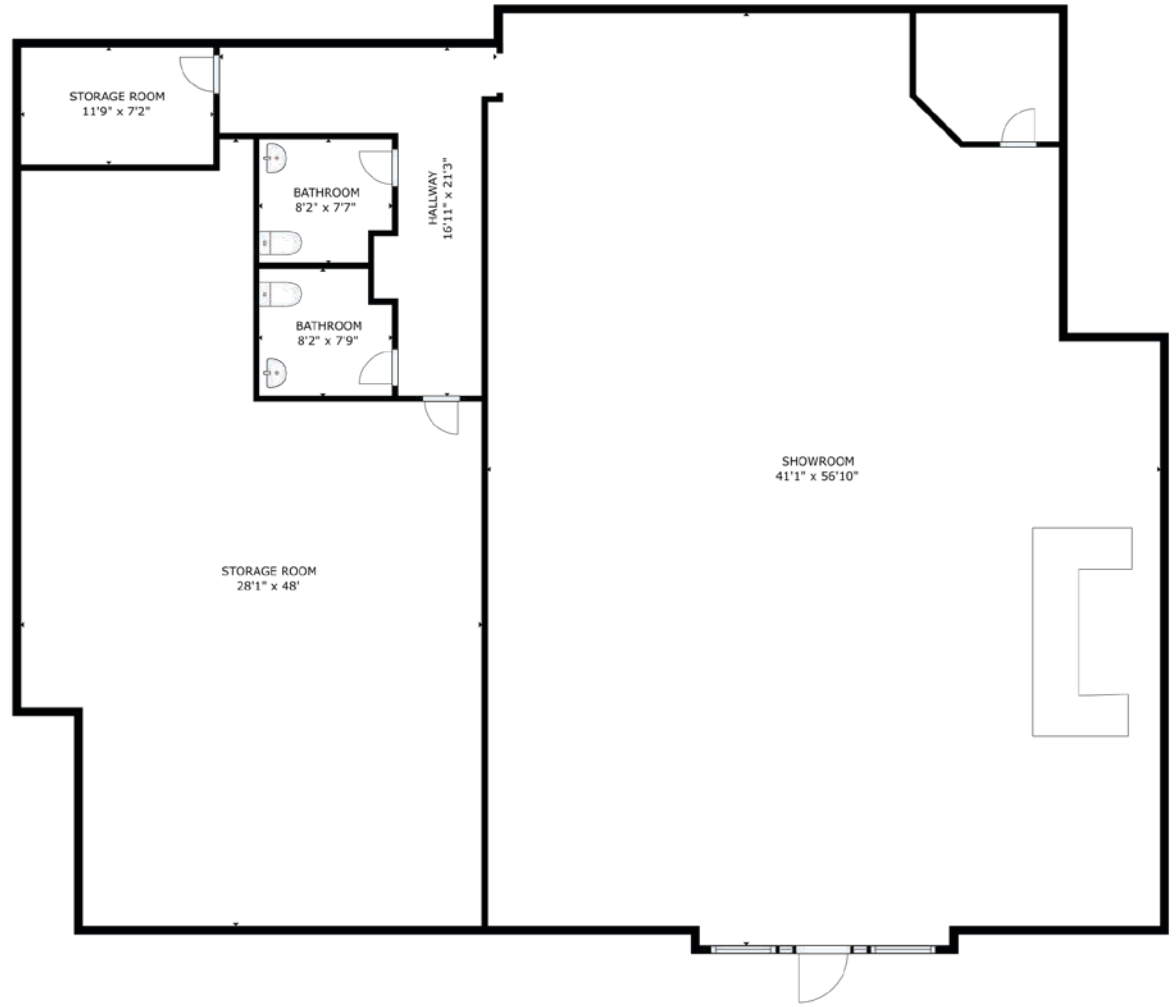


Wilkinson Blvd

Available

Suite A/B
+/- 4,000 SF

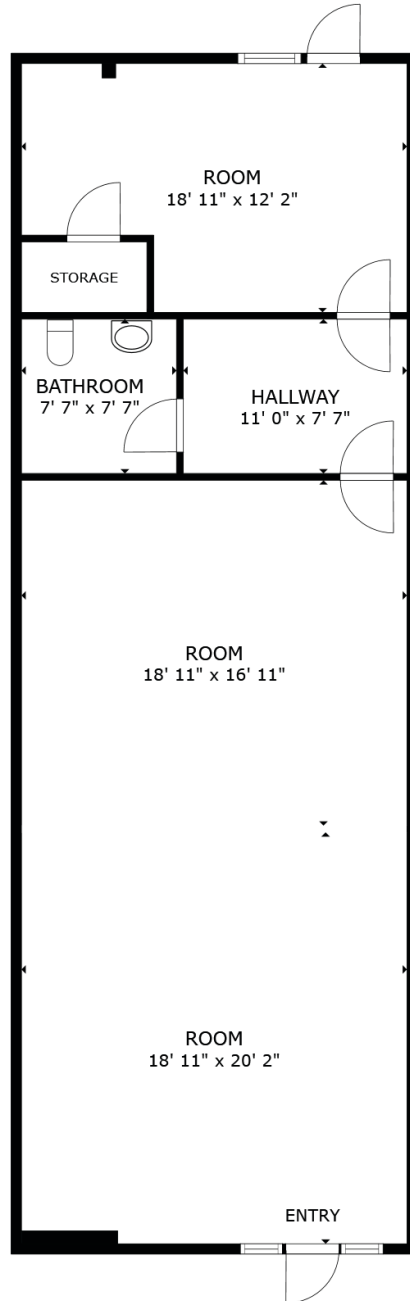
 Virtual Tour



Available

Suite D
+/- 1,200 SF

 Virtual Tour



Market Overview





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.