

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 Sublease

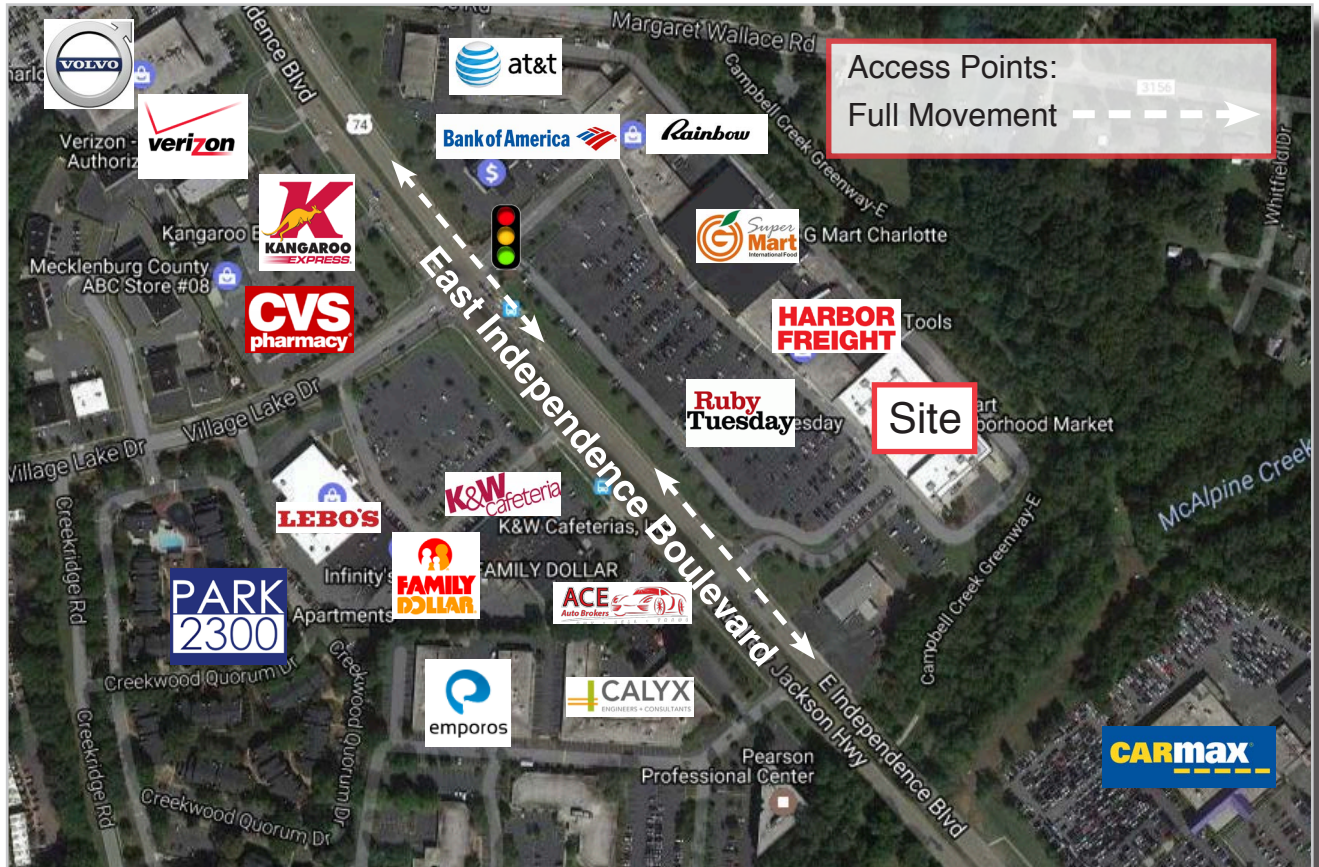


Independence Square

7421 E Independence Blvd. | Charlotte, NC 28227

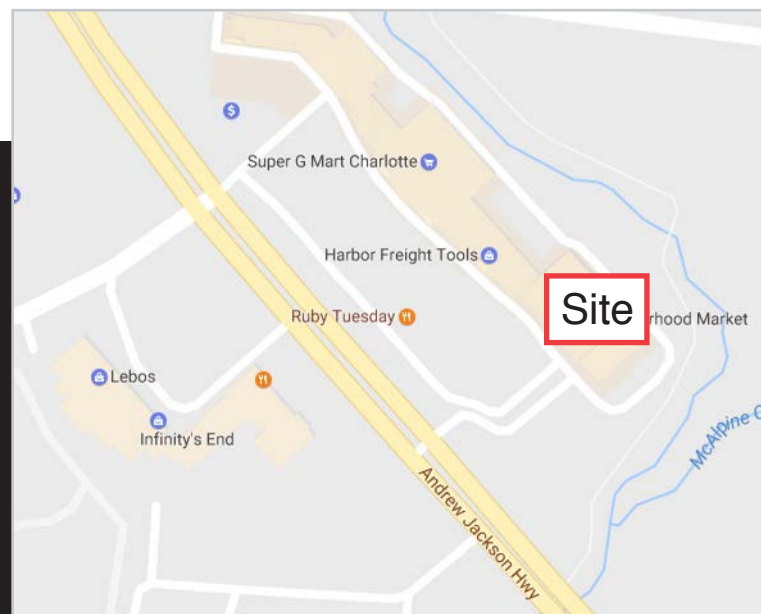
ABOUT

+/- 51,000 SF former Walmart Neighborhood Market available for sublease in the Independence Square shopping center. Located along highly traveled East Independence Boulevard, Independence Square is an established shopping center with a mix of both retail and restaurant tenants. It is within seven miles of Uptown Charlotte and close to all major interstates.



SITE ATTRIBUTES

- +/- 51,000 SF former Walmart Neighborhood Market for Sublease
- Zoning: B-1
- Ample Parking
- Call for Leasing Details



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,506	86,277	216,940
Median Age	31	35	36
Median HH Income	\$35,938	\$45,405	\$48,901
Avg HH Income	\$51,155	\$69,159	\$78,936

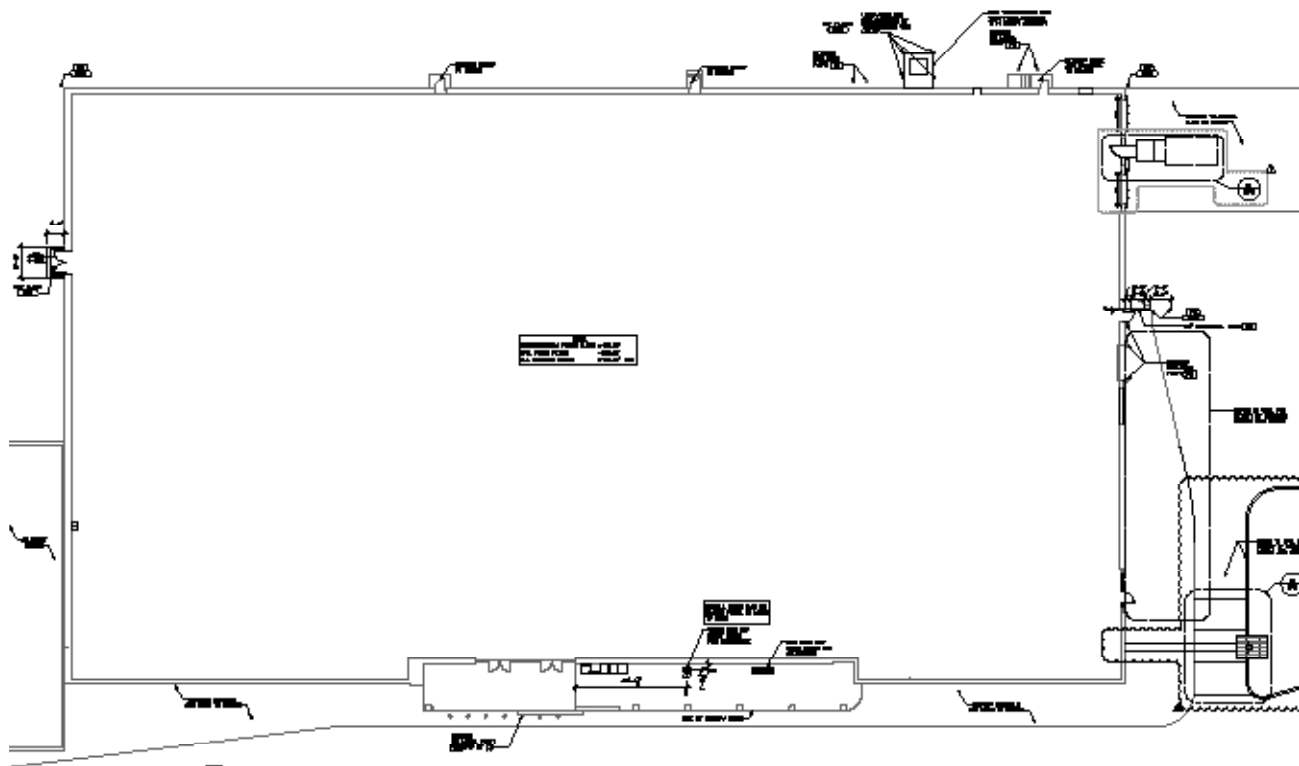
Traffic Counts: Estimated 61,000 VPD on East Independence Boulevard

CURRENT TENANT LIST

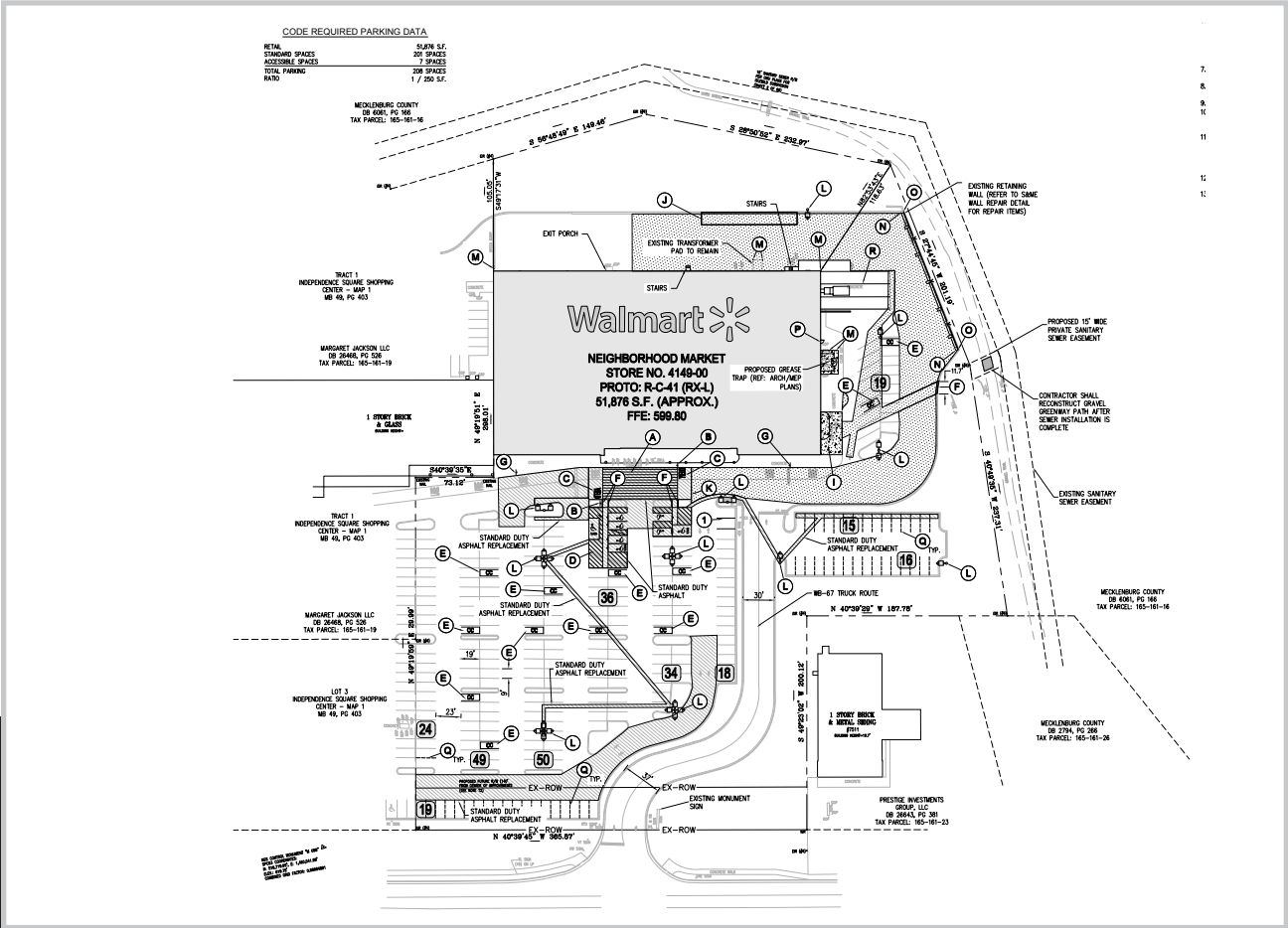
- Upper Cuts
- Independence Tobacco
- Metro PCS Authorized Dealer
- Swan Cleaners
- AT&T Mobility
- Fortune Cookie III
- US Tax Express
- T&Q Nails
- Super Global Mart
- Pho Huong Que
- Sassy Salon
- Domino's Pizza
- Rugged Warehouse
- Rainbow
- Jersey Mike's Subs
- Boost Mobile
- GNC
- Ruby Tuesday
- Regional Finance Loans
- American Deli
- M&M Nails Supply
- Cricket Communications
- Universal Beauty
- Dollar General
- Harbor Freight Tools
- Bank of America



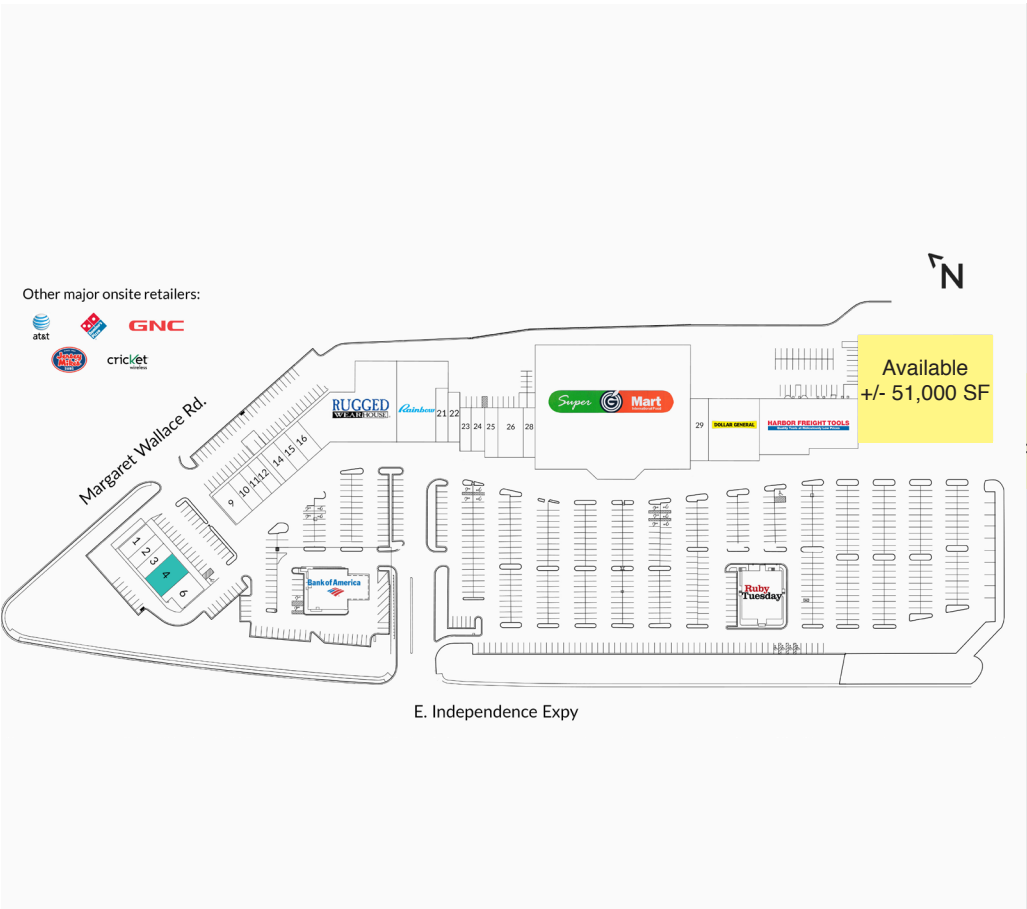
FLOOR PLAN - WALMART NEIGHBORHOOD MARKET



SITE PLAN - WALMART NEIGHBORHOOD MARKET



SHOPPING CENTER SITE PLAN



UNIT	TENANT	SF
1	Upper Cuts	1,200
2	Independence Tobacco	1,200
3	Metro PCS Authorized Dealer	1,200
4	Available	2,400
6	Swan Cleaners	2,106
9	AT&T Mobility	2,400
10	Fortune Cookie III	1,200
11	US Tax Express	1,200
12	T & Q Nails	900
14	Pho Huong Que	2,100
15	Sassy Salon	1,200
16	Domino's Pizza	1,200
17	Rugged Warehouse	13,932
20	Rainbow	9,518
21	Jersey Mike's Subs	1,712
22	Boost Mobile	1,600
23	GNC	1,400
24	Regional Finance Loans	1,400
25	American Deli	1,600
26	M&M Nails Supply	3,200
28	Cricket Communications	1,600
29	Universal Beauty	3,000
31	Dollar General	9,797
37	Harbor Freight Tools	11,830
1111	Available	51,000
7207	Bank of America	4,000
7323	Super Global Mart	51,216
7401	Ruby Tuesday	5,250
TOTAL		190,361



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.

