

# WESTERLY HILLS PLAZA

3400 WILKINSON BOULEVARD | CHARLOTTE, NC 28208

AVAILABLE RETAIL FOR LEASE



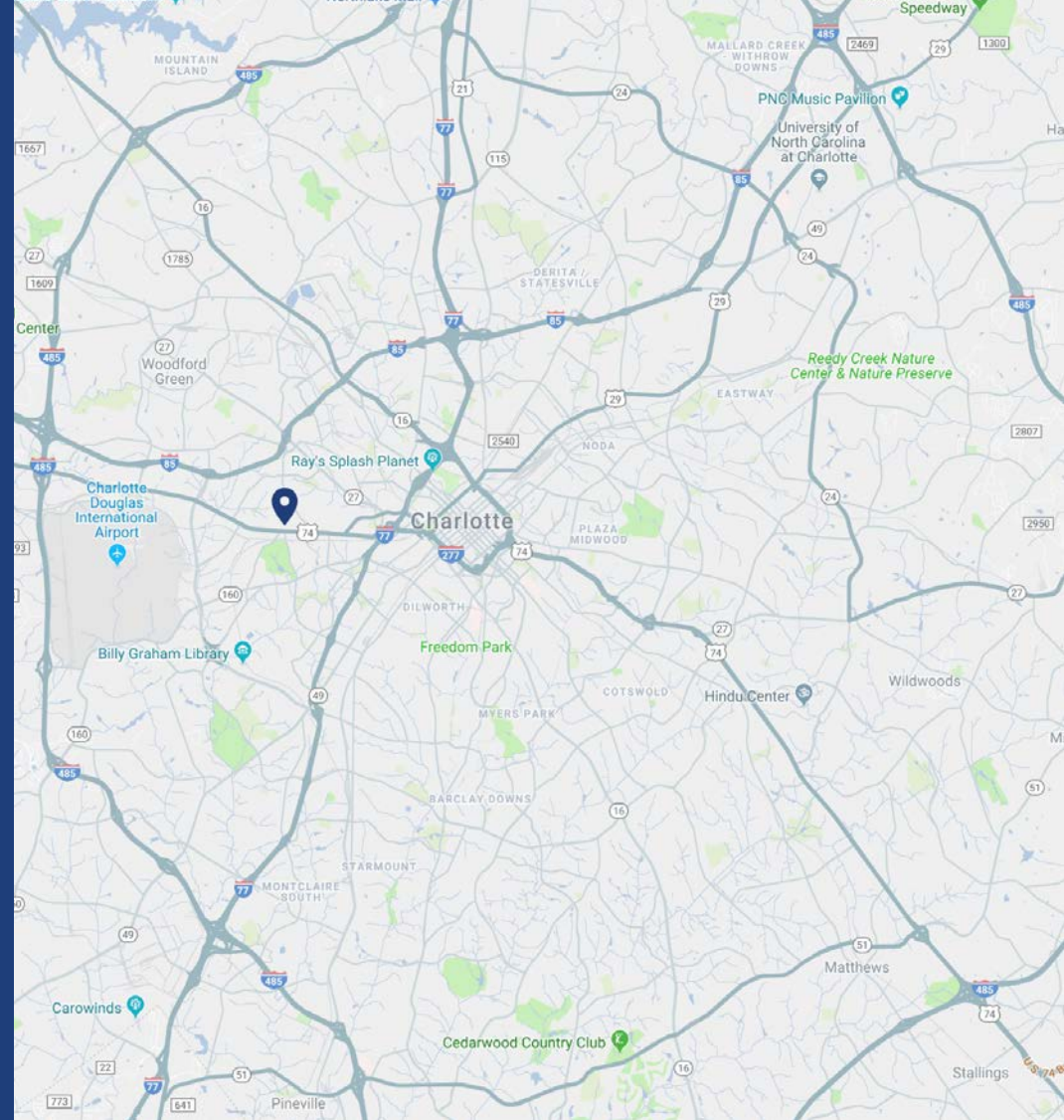
## PROPERTY OVERVIEW

# WESTERLY HILLS PLAZA

The property is located along Wilkinson Blvd, one of Charlotte's most heavily traveled thoroughfares with traffic counts of +/- 37,000 VPD. It offers tremendous road frontage on Wilkinson Blvd, excellent visibility and convenience from CLT Airport, Uptown and the interstates.

## PROPERTY DETAILS

<b>Address</b>	3400 Wilkinson Boulevard   Charlotte, NC 28208
<b>Available SF</b>	+/- 924 SF & 3,000 SF Retail Inline and freestanding space available
<b>GLA</b>	+/- 95,000 SF Shadow-Anchored by a Walmart Supercenter
<b>Zoning</b>	B-1
<b>Parking</b>	346 parking spaces
<b>Traffic Counts</b>	Wilkinson Boulevard   37,000 VPD
<b>Leasing Details</b>	\$17/SF NNN
<b>Additional Notes</b>	Tenant Improvement Allowance TBD



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	7,415	76,643	193,080
Avg. Household Income	\$45,578	\$76,904	\$88,999
Median Household Income	\$31,984	\$48,576	\$55,120
Households	2,874	33,040	82,597
Daytime Employees	3,972	82,504	213,518

# SITE PLAN



AVAILABLE SPACES		
2515-B	AVAILABLE	924 SF
2621	AVAILABLE	3,000 SF

# MARKET OVERVIEW





## CONTACT

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**JOSH BEAVER**  
josh@thenicholscompany.com  
704.373.9797



## THE NICHOLS COMPANY

**Website**  
[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**  
(O) 704.373.9797  
(F) 704.373.9798

**Address**  
1204 Central Avenue, Suite 201  
Charlotte, NC 28204

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