

WESTERLY HILLS PLAZA

3400 WILKINSON BOULEVARD | CHARLOTTE, NC 28208

AVAILABLE RETAIL FOR LEASE



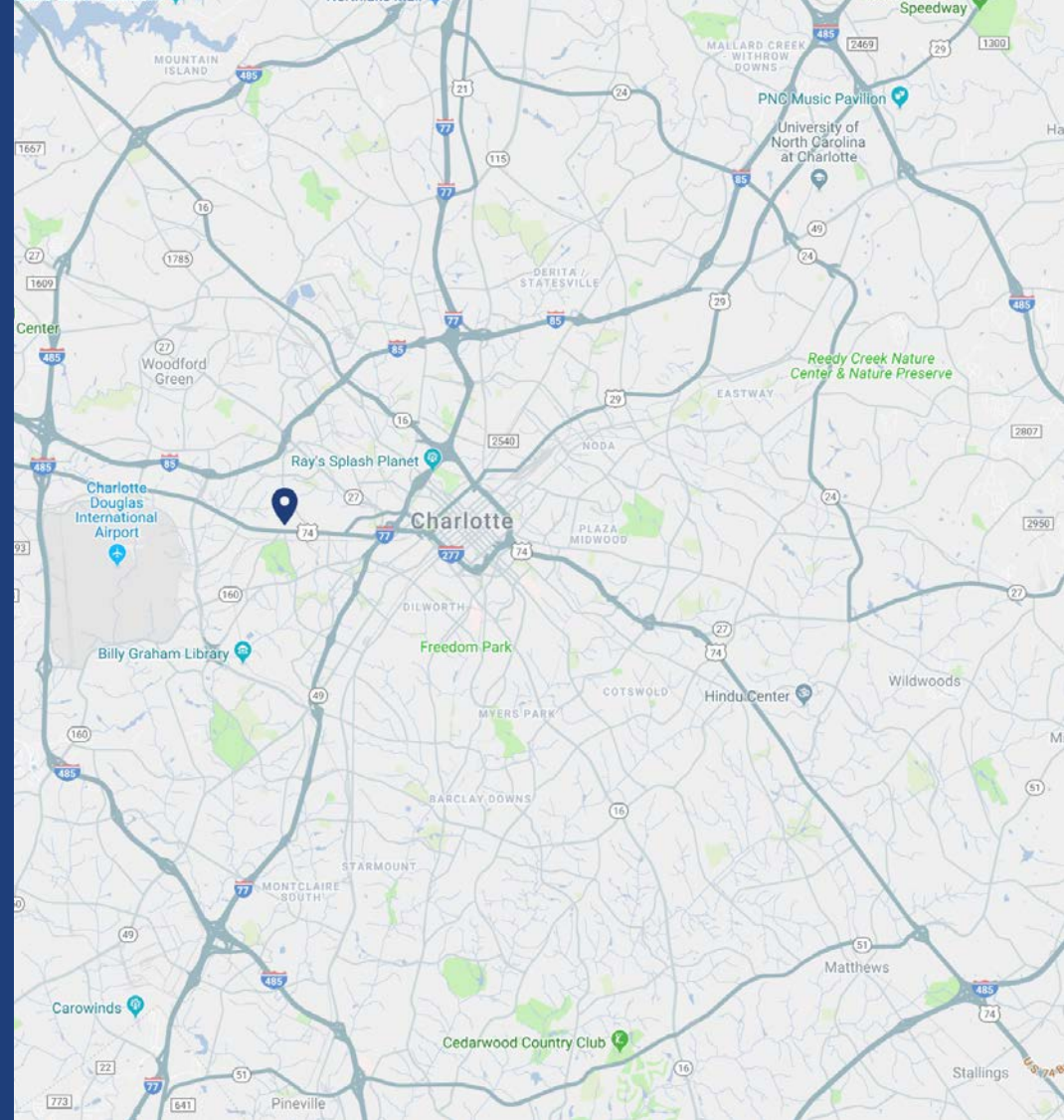
PROPERTY OVERVIEW

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

Address	3400 Wilkinson Boulevard Charlotte, NC 28208
Available SF	+/- 924 SF & 3,000 SF Retail Inline and freestanding space available
GLA	+/- 95,000 SF Shadow-Anchored by a Walmart Supercenter
Zoning	B-1
Parking	346 parking spaces
Traffic Counts	Wilkinson Boulevard 37,000 VPD
Leasing Details	\$15/SF NNN
Additional Notes	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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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.