

Available
Retail for Lease



Westerly Hills Plaza

3400 Wilkinson Boulevard | Charlotte, NC 28208

ABOUT:

The property is located along Wilkinson Blvd, one of Charlotte's most heavily traveled thoroughfares with traffic counts of +/- 44,200VPD. It offers tremendous road frontage on Wilkinson Blvd and excellent visibility and convenience from CLT Airport, Uptown and the interstates

CURRENT & LOCAL TENANTS:

- LA Insurance
- CVS
- Cash America
- Popeyes Louisiana Kitchen
- Wellness Center
- Missha Beauty Supply
- Beyond Beauty
- Unique Tax
- Blush Nails
- Walmart Supercenter
- Family Dollar
- Hyatt Coin & Gun
- Habitat for Humanity Restore
- Rainbow Apparel
- Ivory Cleaners
- Everimage Hair Studio
- Cricket Wireless
- Watcha Like Barber Shop
- Bank of America ATM
- UPS Store



SITE ATTRIBUTES:

- 95,000 SF of total retail space shadow anchored by a Walmart Supercenter
- Zoning: B-1
- 924-3,000 SF Available
- Inline and outparcel space available
- 346 Parking Spaces
- \$15/SF NNN
- Tenant Improvement Allowance TBD

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Total Population	7,759	72,015	176,456
Daytime Population	5,661	81,595	228,620
Average HH Income	\$39,667	\$61,722	\$74,709



AVAILABLE SPACES

Suite Number	Sq. Ft.
2909	1,034
2515-B	924
2621	3,000



