



SINK KIMMEL
THE NICHOLS COMPANY
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1204 Central Avenue, Suite 201
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Available Retail For Lease

E. Independence Blvd

5216 E. Independence Blvd. | Charlotte, NC 28212

PROPERTY OVERVIEW

ABOUT

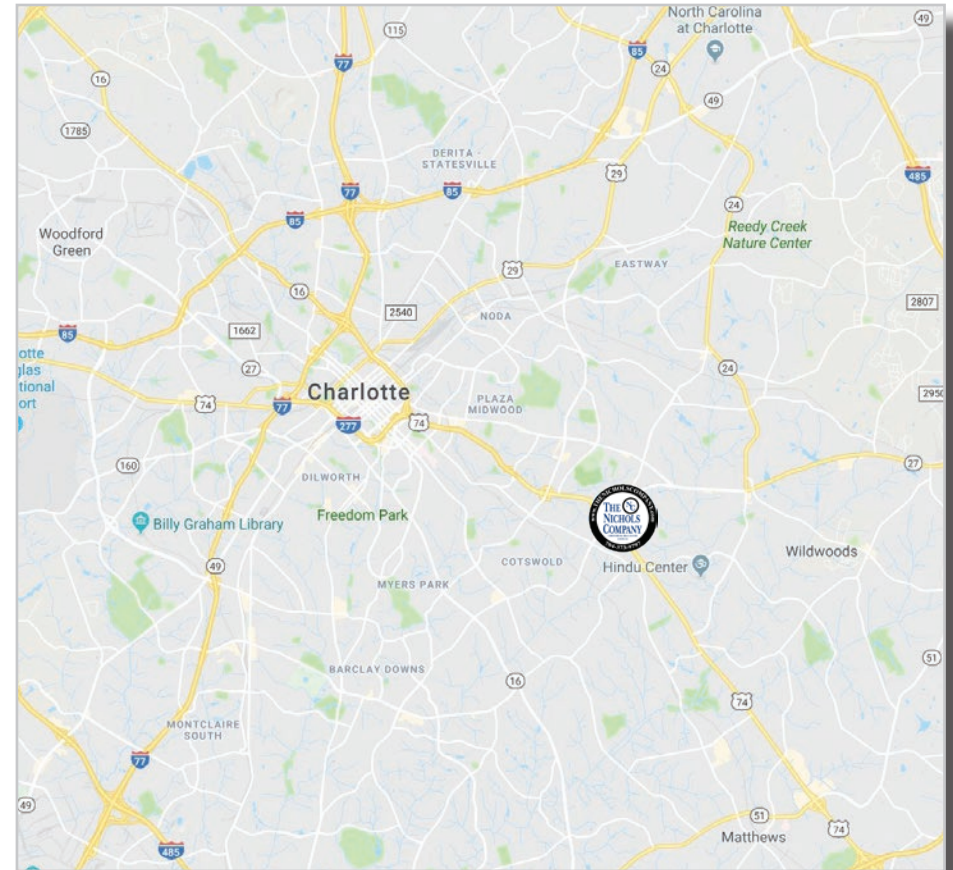
5216 E. Independence Blvd. offers +/- 9,990 SF and 0.75 Acres of free standing retail space on E. Independence Blvd. The center's proximity to a well-traveled highway and the 13.6 acre redevelopment of the corner of Monroe Rd. and Idlewild Rd. make this an ideal opportunity.

PROPERTY DETAILS

- +/- 9,990 SF Available for Lease
- 0.75 Acres
- Free Standing Building
- Parcel: 16303230
- Zoned B-2
- \$12.00/sf NNN

PROPERTY FEATURES

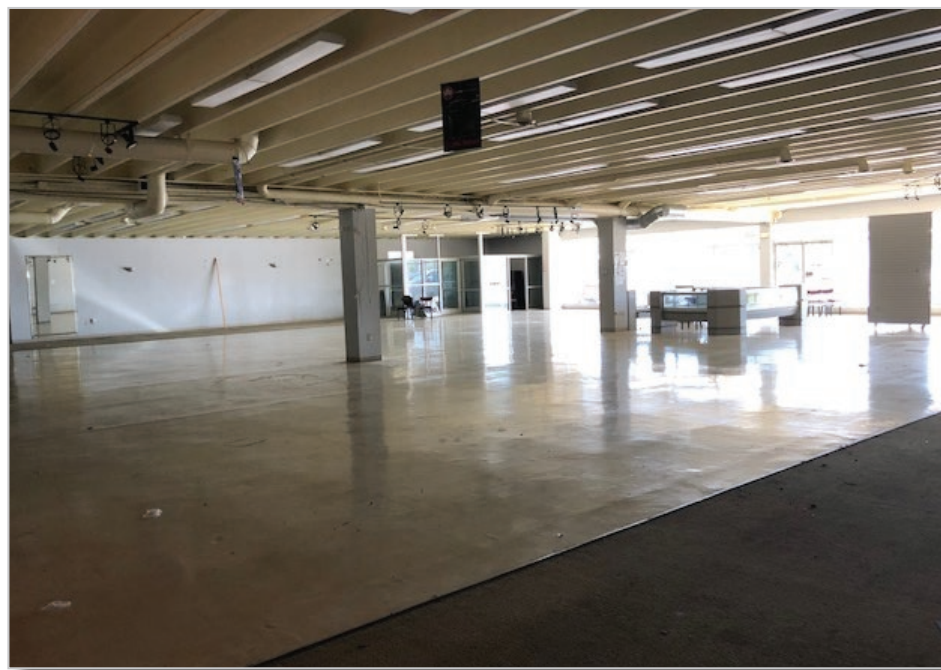
- 139' of frontage
- HVAC and roof replaced within past five years
- Abuts future access with 13.6 acre Monroe Rd. redevelopment, where Aldi will occupy 22,000 SF in a 60,000 SF commercial center
- Rear grade level access roll up door



Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,702	121,959	272,665
Average HH Income	\$54,435	\$64,002	\$83,507
Traffic Counts: 67,900 VPD PM side of road			



INTERIOR PHOTOS





Oakhurst on Monroe
 Planned Mixed-Use
 Development
 120 Townhomes
 Retail

Cotswold Village

ihop | WORLD MARKET | carter's | Y2 yoga
 Marshalls | BINDERS | Harris Theater
 GameStop | PET SMART | TOYS & CO. | Panera
 WELLS FARGO | Hallmark | MASSAGE HERITAGE | SMASH BURGER | ULTA

Meridian Place

HAWTHORNE'S | WING STOP
 Sprint



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