

RETAIL FOR LEASE

2803 E. INDEPENDENCE BLVD. | CHARLOTTE, NC 28205



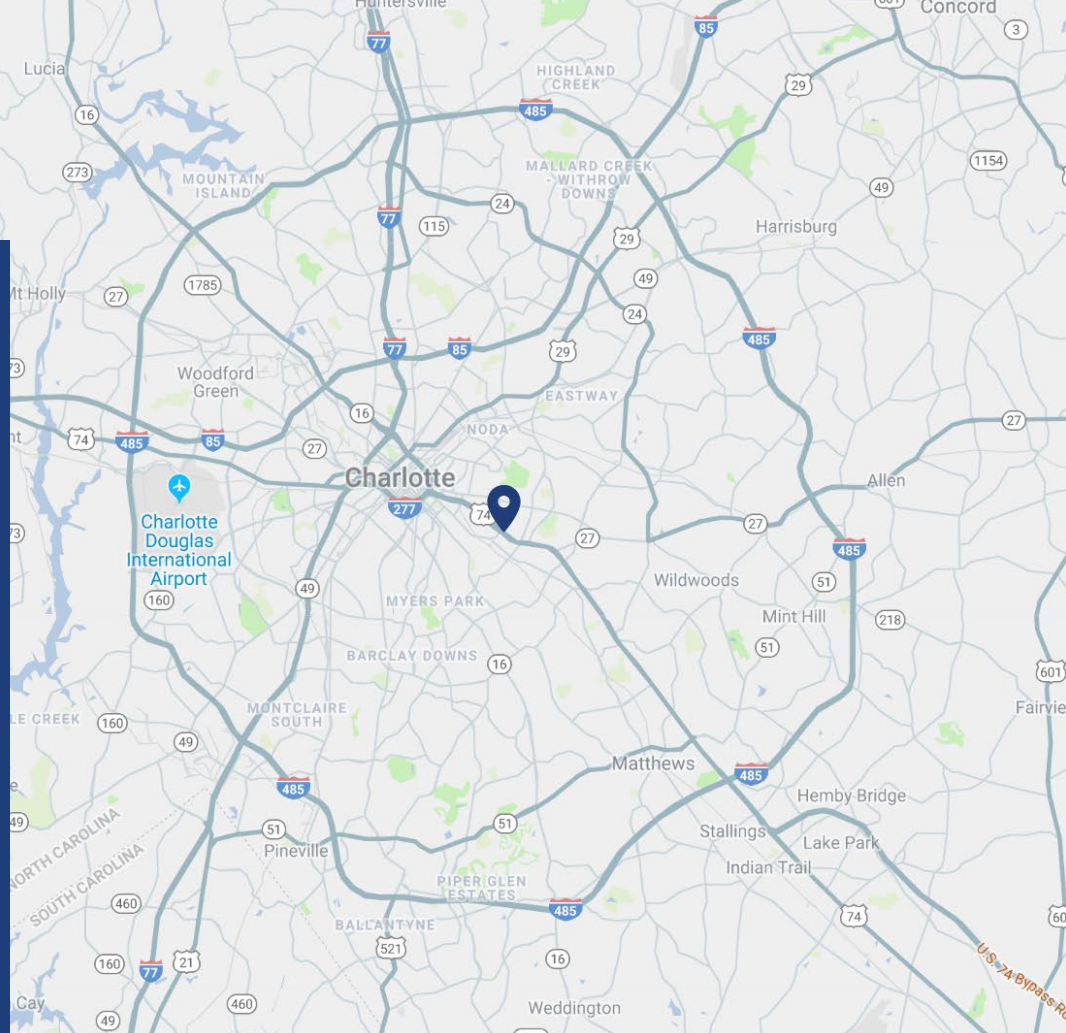
PROPERTY OVERVIEW

RETAIL FOR LEASE

Located along E. Independence Blvd, this 22,000 SF retail space is for lease across from Bojangles Coliseum and Ovens Auditorium. The building is located on a highly traveled highway and close to numerous developments underway on Monroe Rd.

PROPERTY DETAILS

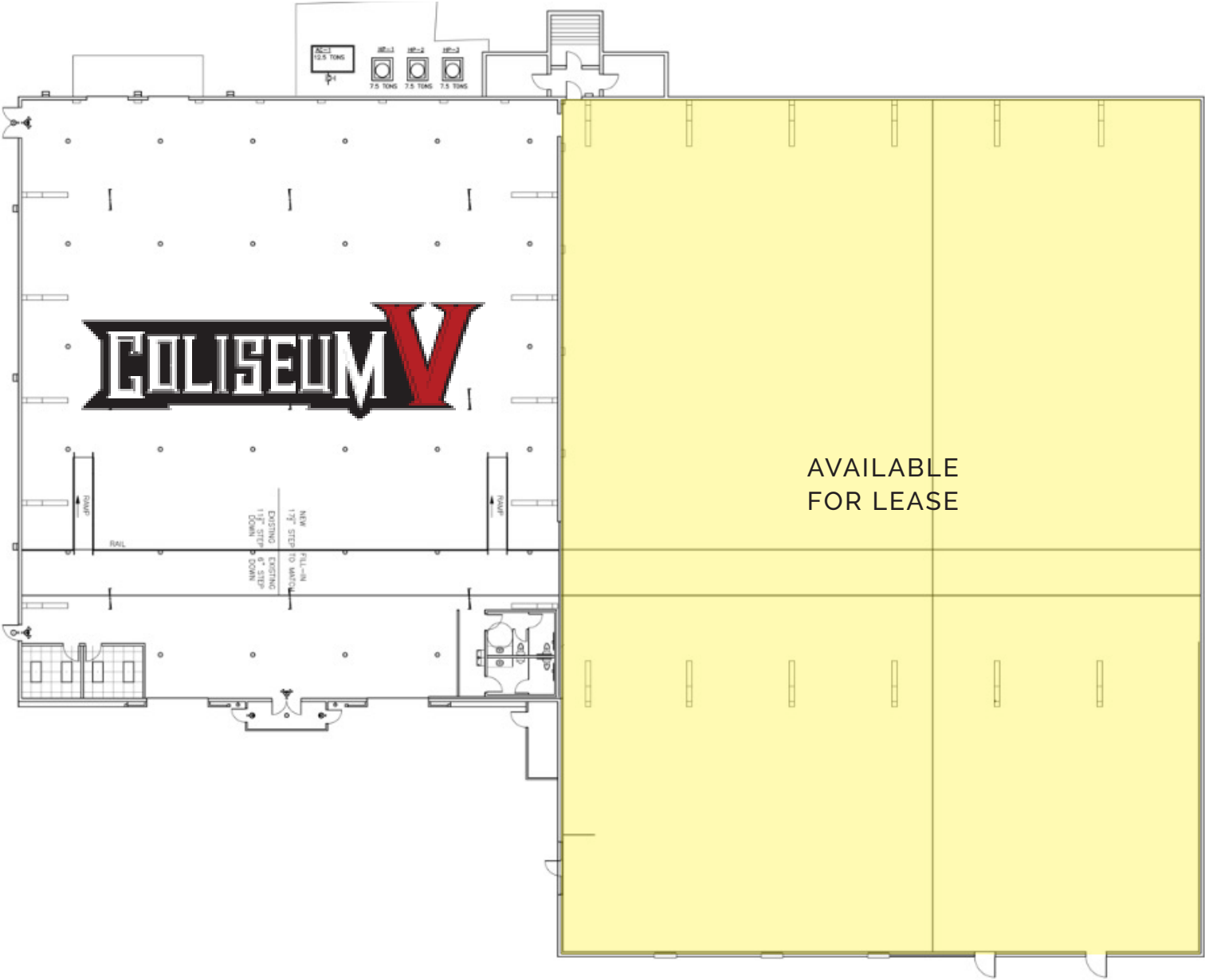
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|----------------|---|
| Address | 2803 E. Independence Blvd. Charlotte, NC 28205 |
| Parcel ID | 12910102 |
| Available SF | +/- 22,000 SF |
| Acreage | +/- 3.2 AC |
| Frontage | 295 FT |
| Zoning | B-2 |
| Parking | 200 Spaces (shared) |
| Traffic Counts | E. Independence Blvd. 105,000 VPD |
| Lease Rate | \$6.45/SF NNN |



DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2019 Population | 12,804 | 116,980 | 305,906 |
| Avg. Household Income | \$60,619 | \$98,475 | \$93,272 |
| Median Household Income | \$41,919 | \$56,013 | \$55,749 |
| Households | 5,439 | 49,261 | 130,209 |
| Daytime Employees | 8,548 | 93,931 | 223,993 |

FLOOR PLAN

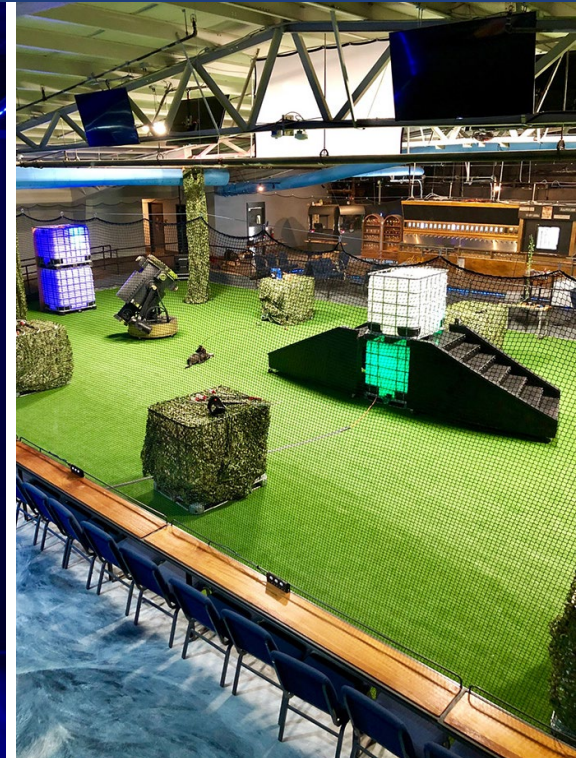


NEIGHBORING TENANT

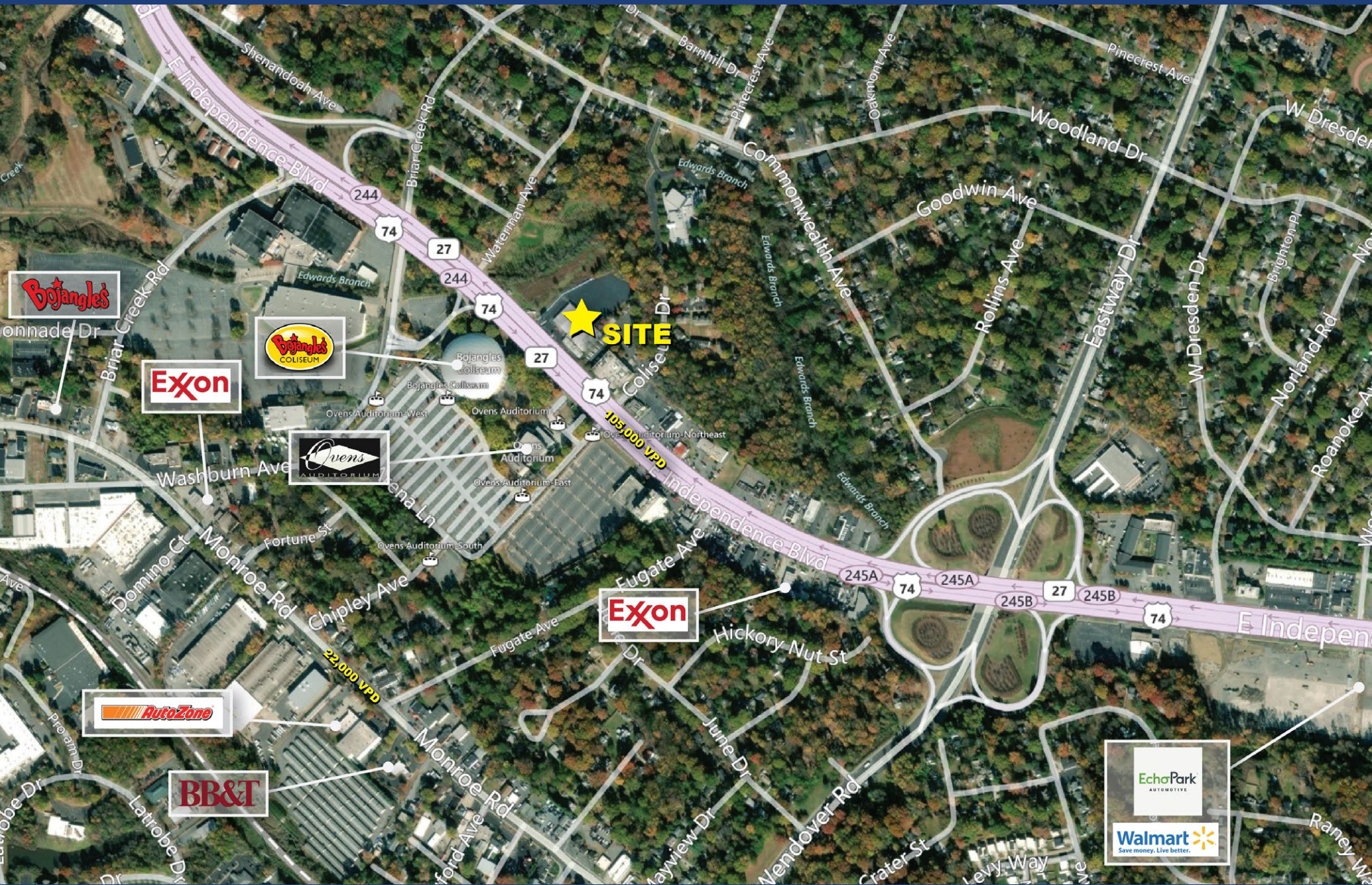
COLISEUM V

Coliseum V is a brand new concept, a self-described "Action bar offering self-pour taps on a 45 foot long wall, archery tag, laser tag and virtual reality booths.

The action field is a theater and it has the largest virtual reality setup in North America.



MARKET OVERVIEW



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.

