



## Overview

- Located on the NE corner of Tyvola Rd & South Blvd in Charlotte, North Carolina, which is the second largest MSA in North Carolina
- South Blvd is one of Charlotte's most recognized and traveled retail corridors and the site is within close proximity to the Blue Line of the Lynx Light Rail, which carries about 16,400 riders/day
- National retailers such as Costco, Ross, Home Depot, Lowe's, PetSmart, Burlington Coat Factory, and TJ Maxx all have a presence along this corridor
- Located at a signalized intersection with great visibility
- The area is booming with multi-family growth and immediately behind the center is one of the most populated residential segments of the city
- Through our research with Uber Retail we found the unique trade area for the site and the average household income in that trade area is \$94,188.

## Demos

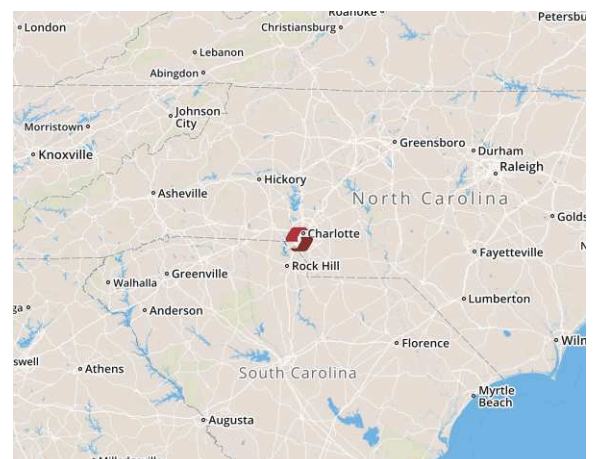
	3 Miles	5 Miles	7 Miles
Population	93,006	225,320	403,953
Households	40,906	101,691	174,329
Avg Household Income	\$106,079	\$117,216	\$104,988

## Leasing Contact

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## Traffic Counts (AADT)

Tyvola Rd 42,000  
South Blvd 25,000





N.I.C	Shell	-	5117	Vaya Dental	4,945	5125C	Available	2,900
5101	Christie's Alterations	900	5119	Infinity's End	3,933	5132	Take 5 Oil Change	-
5107	Office Depot	24,527	5121	Los Latinos Salon	3,025	5133	Dunkin' Donuts	1,800
5109	Just Detail It	2,500	5123A	Available	6,000	5215A	Ombre Nail Bar	4,000
5111	Lee's Shoe Repair	640	5123B	My Beauty Supply	6,000	5215B	Saigon Palace	4,000
5113	Charlotte Sewing Center	1,965	5125A	Bella Nail Bar	4,000	5215C	Available	2,400
			5125B	Available	1,100	5215D	Available	2,400