



Available Retail for Lease

# The Shops at Westerly Station

3250 Wilkinson Boulevard | Charlotte, NC 28208



## ABOUT

The property is located along Wilkinson Blvd, one of Charlotte's most heavily traveled thoroughfares. With excellent visibility, the building has convenient access to the airport, uptown and the interstates.

## PROPERTY DETAILS

- +/- 1,200 SF Available
- 25,478 SF of new retail space shadow anchored by Walmart Supercenter
- \$18.00 NNN
- Tenant Improvement Allowance: Negotiable

## PROPERTY FEATURES

- 126 parking spaces including 5 handicap spaces
- 450 FT of road frontage on Wilkinson Blvd.
- Custom security monitoring service with individualized features for today's sophisticated tenant. Ask for details.

## CURRENT & LOCAL TENANTS

- Walmart Supercenter
- Downtown Locker Room
- Cash America
- Family Dollar
- Little Caesar's Pizza
- Sally's Beauty Supply
- Game Stop
- Payless Shoes
- FastMed Urgent Care
- Charlotte Metro Credit Union
- Radio Shack
- UPS Store
- ABC Spirits
- Superior Insurance
- Cricket Wireless
- Regional Finance
- NC License Plate Agency




## DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,950	60,090	151,000
Average HH Income	\$41,300	\$51,200	\$68,600
Median HH Income	\$35,000	\$36,500	\$44,800
Traffic Counts: Wilkinson Blvd 44,200 VPD			

# The Shops at Westerly Station

Splish  
Splash



Wilkinson Blvd





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