

Available  
Retail for Lease



# Prosperity Commons

9350 Benfield Road | Charlotte, NC 28269



**ABOUT:**

+/- 1,819 SF space available for lease in Prosperity Commons, located at 9350 Benfield Road in the Prosperity Village area of Charlotte. Co-tenants include Harris Orthodontics and Vitality Medical Wellness Institute, making this is an ideal location for retail or medical office. The site, located in an area poised for additional growth, is within close proximity to numerous other retailers, restaurants and medical offices, as well as 1-485.

**SITE ATTRIBUTES:**

- +/- 1,819 SF
- Use: Office/Medical/Retail
- Currently raw shell, landlord contribution/TI negotiable
- Ample onsite parking
- Lease Rate: \$23/SF NNN

**AREA HIGHLIGHTS:**

- Studio Movie Grill approved to occupy former Bi-Lo Grocery Store space, proposed for a late 2018/early 2019 opening
- Little Big Burger opens first Charlotte area location in October 2017
- Publix Grocery Store opened November 2016



Demographics	1 Mile	2 Mile	3 Mile
Total Population	11,108	28,831	58,819
Daytime Employees	947	3,006	16,065
Average HH Income	\$91,658	\$97,542	\$96,224

**Traffic Counts:** Est. 19,900 VPD on Prosperity Church Road





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