



FOR LEASE | RETAIL

# TOWN CENTER PLAZA

1001 E WT Harris Blvd. | Charlotte, NC 28213



## PRESENTED BY:

### THOMAS MCMAHON, CCIM

Managing Director  
704.892.5653  
tom.mcmahon@svn.com  
NC #170307

## PROPERTY HIGHLIGHTS

- 16,413 SF of Vacant Retail/Office Space
- Strong, Long-Standing Tenant Mix
- Just off I-85 & Close Proximity to I-485
- Traffic Counts: 53,800 VPD





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## LEASE OVERVIEW

**AVAILABLE SF:** 592 - 16,413 SF

**LEASE RATE:** Negotiable

**CAM:** \$6.00/SF/YR

**BUILDING SIZE:** 40,098 SF

## PROPERTY DESCRIPTION

Incredible retail/office opportunity! Town Center Plaza is situated along a heavily trafficked retail corridor in northeast Charlotte, NC. The University area is a community of thriving businesses, distinctive homes, and friendly neighborhoods. This center has a very strong, long-standing tenant mix that attracts a wide variety of customers. Approximately 16,413 SF of vacant retail/office space available in a shopping center that sees traffic counts reaching up to 53,800 cars per day.

## LOCATION OVERVIEW

Close proximity to I-485 and just off of I-85, a major interstate highway that runs 670 miles from Montgomery, AL to Petersburg, VA. This well established neighborhood center is located on E WT Harris Blvd. in the University area, just northeast of Uptown Charlotte. The center is surrounded by a variety of shops, restaurants, grocery stores, etc. and is only one mile from UNC Charlotte. The location and high visibility of this shopping center make it a prime location for office and/or retail.



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## Available Spaces

**Lease Rate:** NEGOTIABLE      **Total Space:** 592 - 16,413 SF  
**Lease Type:** Gross      **TICAM:** \$6.00/SF/YR

SPACE	SIZE (SF)	TERM
Suite D	1,181 SF	Minimum 3 YR
Suite E/F	3,474 SF	Minimum 3 YR
Suite I	2,544 SF	Minimum 3 YR
Suite N	803 SF	Minimum 3 YR
Suite O	1,900 SF	Minimum 3 YR
Suite P	1,517 SF	Minimum 3 YR
Suite Q	3,074 SF	Minimum 3 YR
Suite S	1,262 SF	Minimum 3 YR
Suite W	2,386 SF	Minimum 3 YR



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## Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA
Monterrey Mexican Restaurant	A	4,229	10.55
CosmoProf	C	2,647	6.6
AVAILABLE	D	1,181	2.95
AVAILABLE	E/F	3,474	8.66
Wells Chiropractic	G	1,969	4.91
University City Vision Care	H	1,878	4.68
AVAILABLE	I	2,544	6.34
Kabuto Japanese Steakhouse	K	5,300	13.22
DjmNails Studio	L	592	1.48
Allstate Insurance Company	M	1,158	2.89
AVAILABLE	N	803	2.0
AVAILABLE	O	1,900	4.74
AVAILABLE	P	1,517	3.78
AVAILABLE	Q	3,074	7.67
AVAILABLE	S	1,262	3.15
Independent Opportunities	T	1,812	4.52
Edo's Professional Braiding	U	1,066	2.66
J'Michee Hair Studio	V	1,306	3.26
AVAILABLE	W	2,386	5.95
<b>Totals/Averages</b>		<b>40,098</b>	



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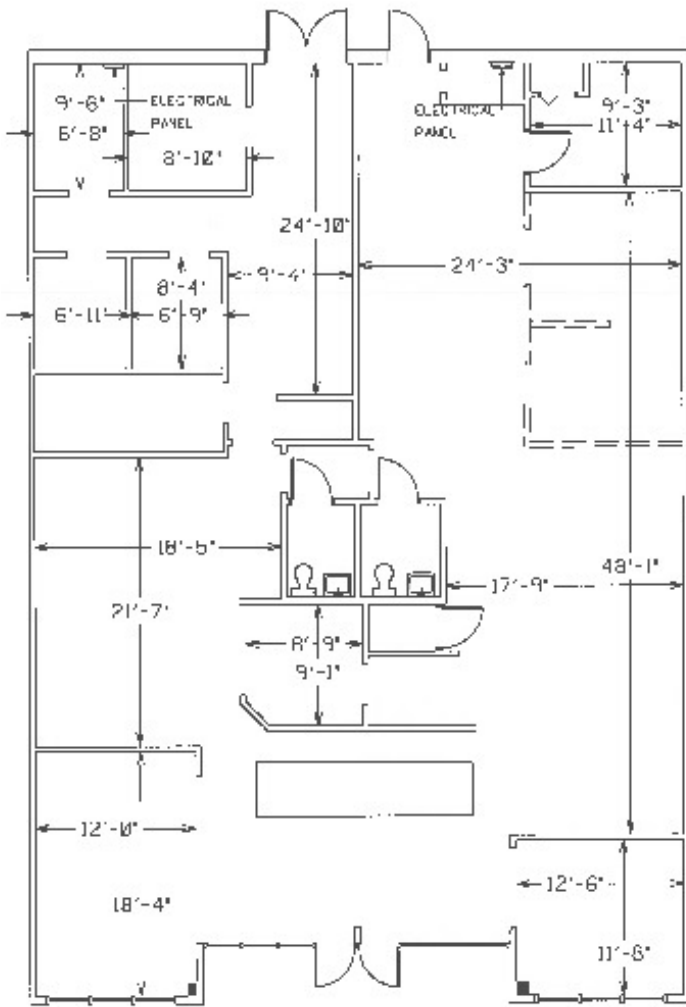


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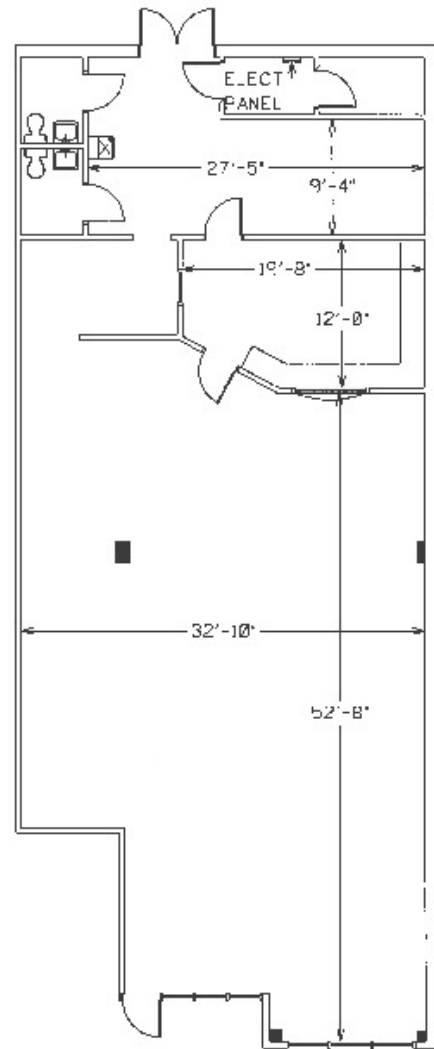
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## Floor Plans



1001 E W. T. HARRIS BLVD  
SUITE E/F



1001 E WT HARRIS BLVD  
SUITE I

1 SUITE E/F  
3,474 SF

2 SUITE I  
2,544 SF



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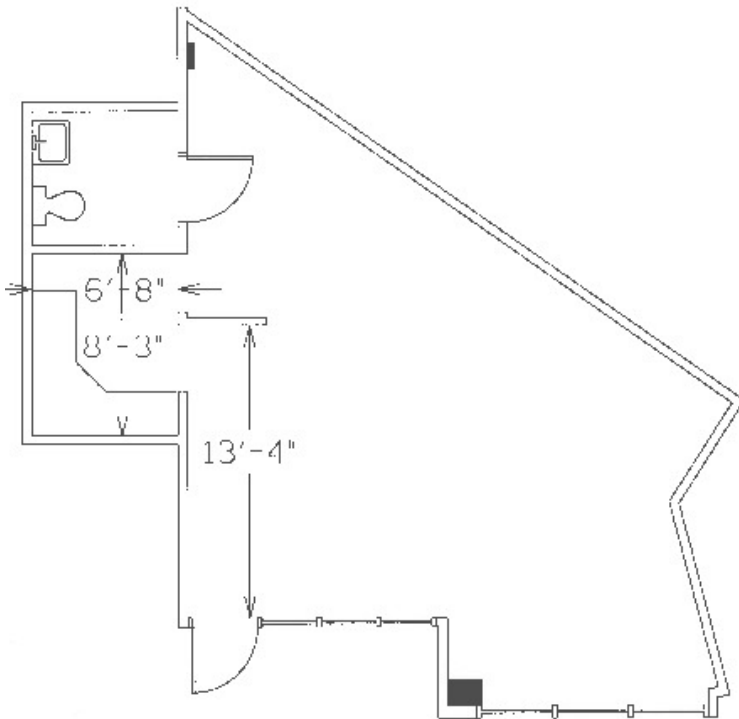


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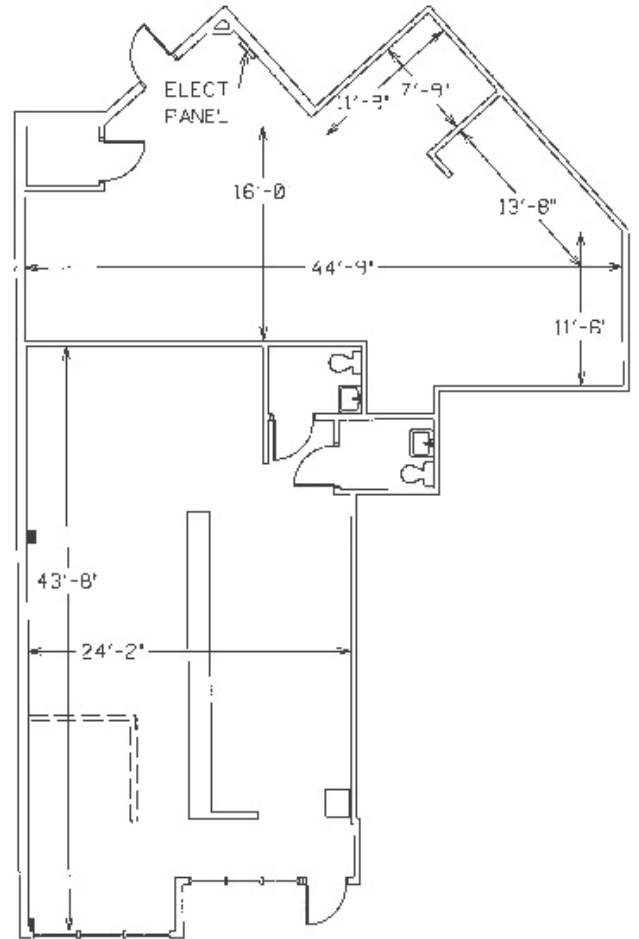
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## Floor Plans



1001 E WT HARRIS BLVD  
SUITE L



1001 E WT HARRIS BLVD  
SUITE O

1 SUITE L  
592 SF

2 SUITE O  
1,900 SF



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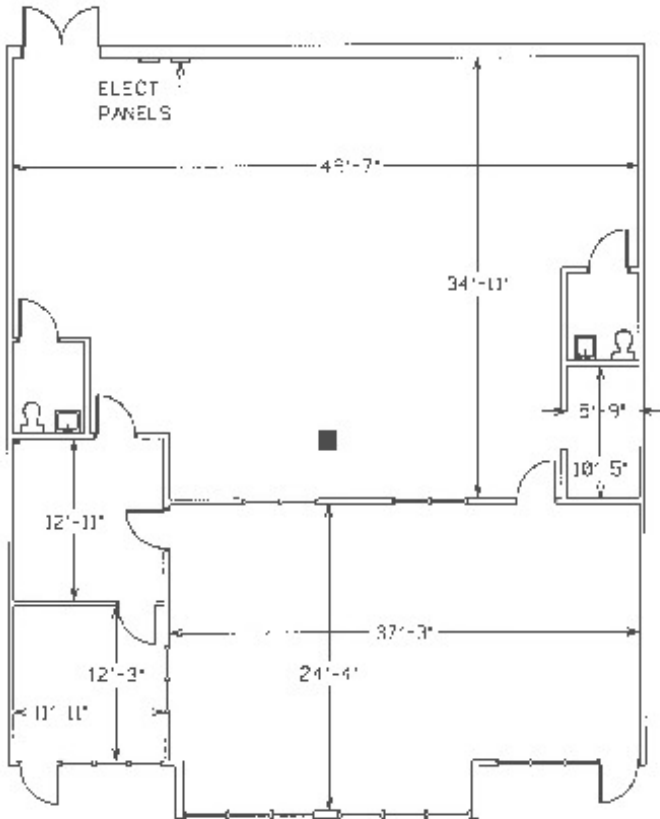


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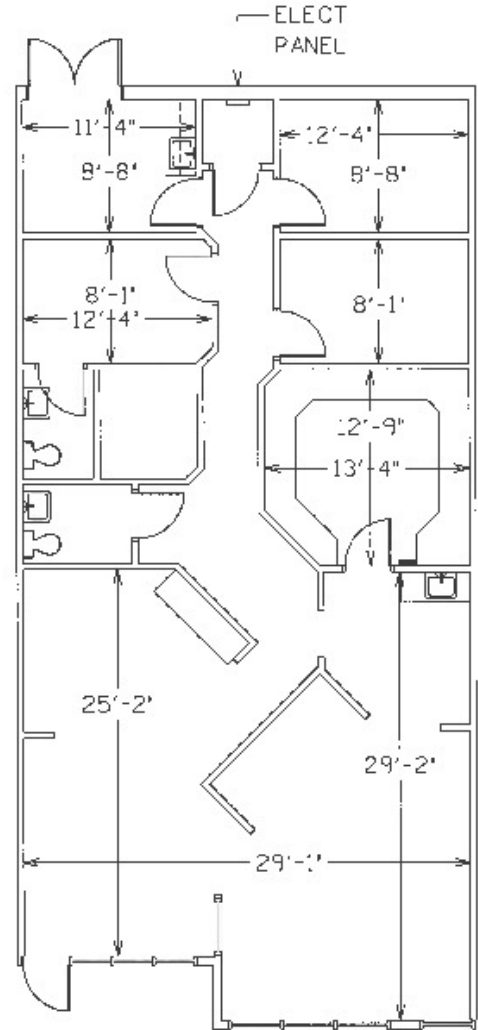
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## Floor Plans



1001 E W.T. HARRIS BLVD  
SUITE Q



1001 E WT HARRIS BLVD  
SUITE T

1 SUITE Q  
3,074 SF

2 SUITE T  
1,812 SF



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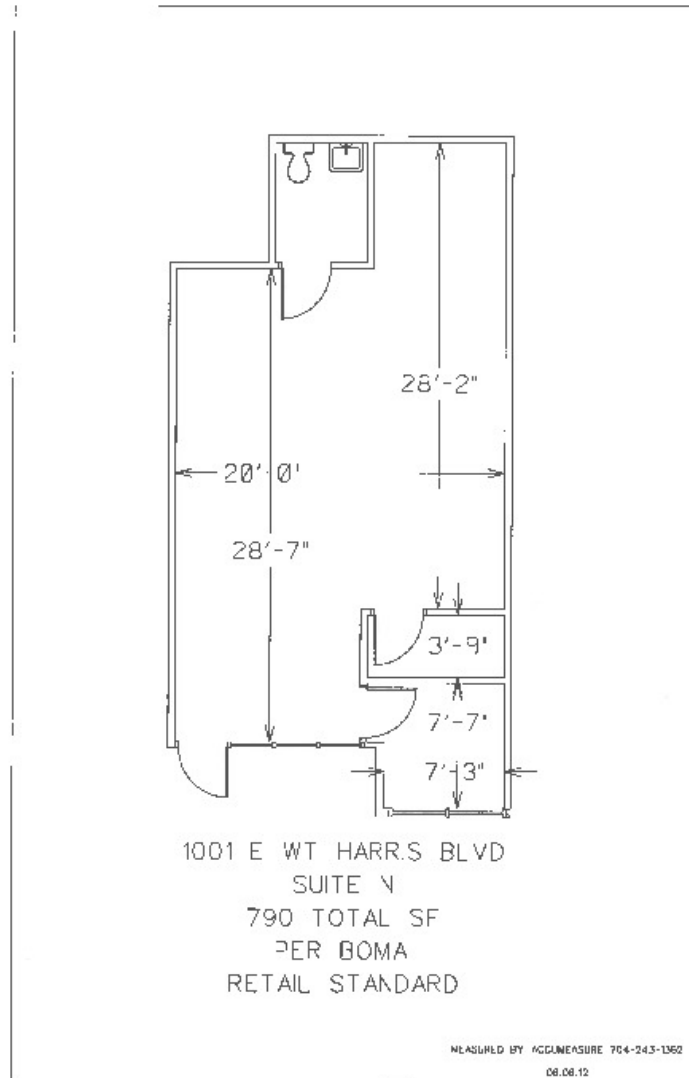




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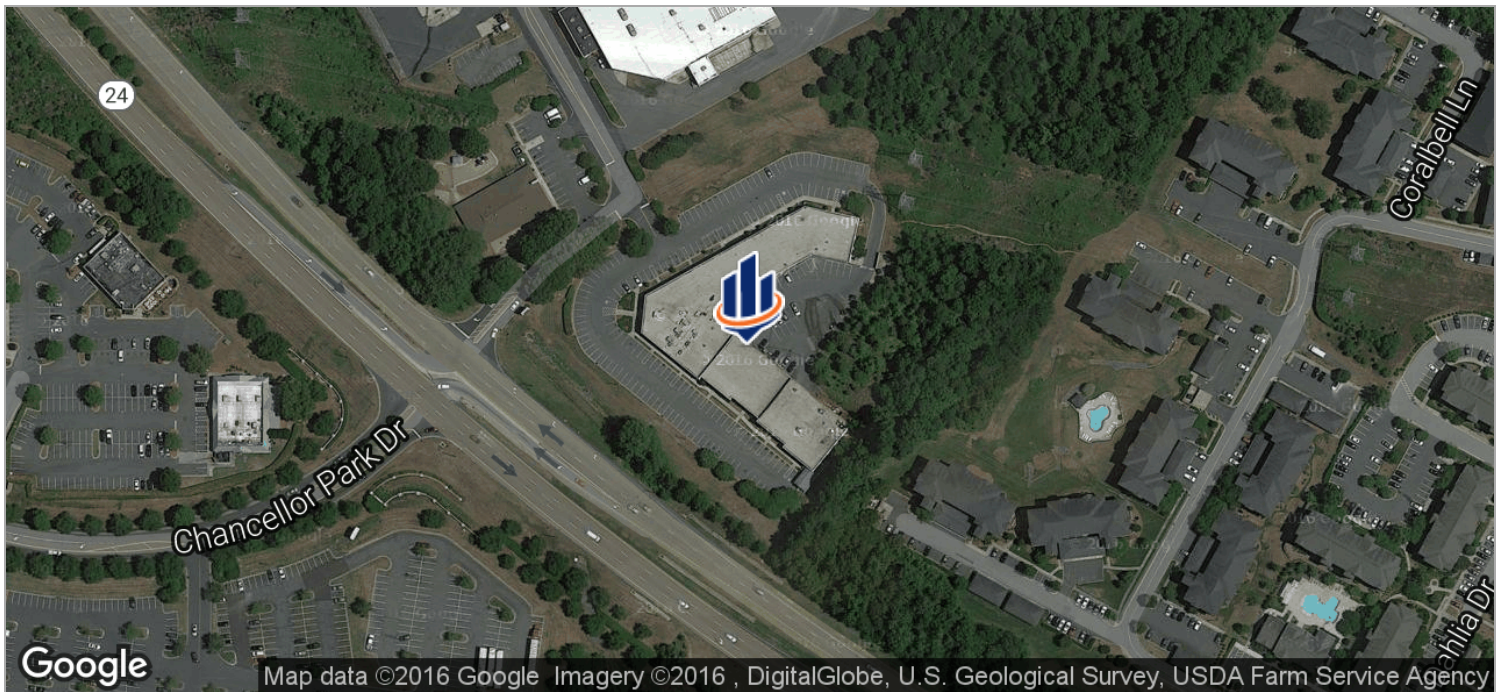
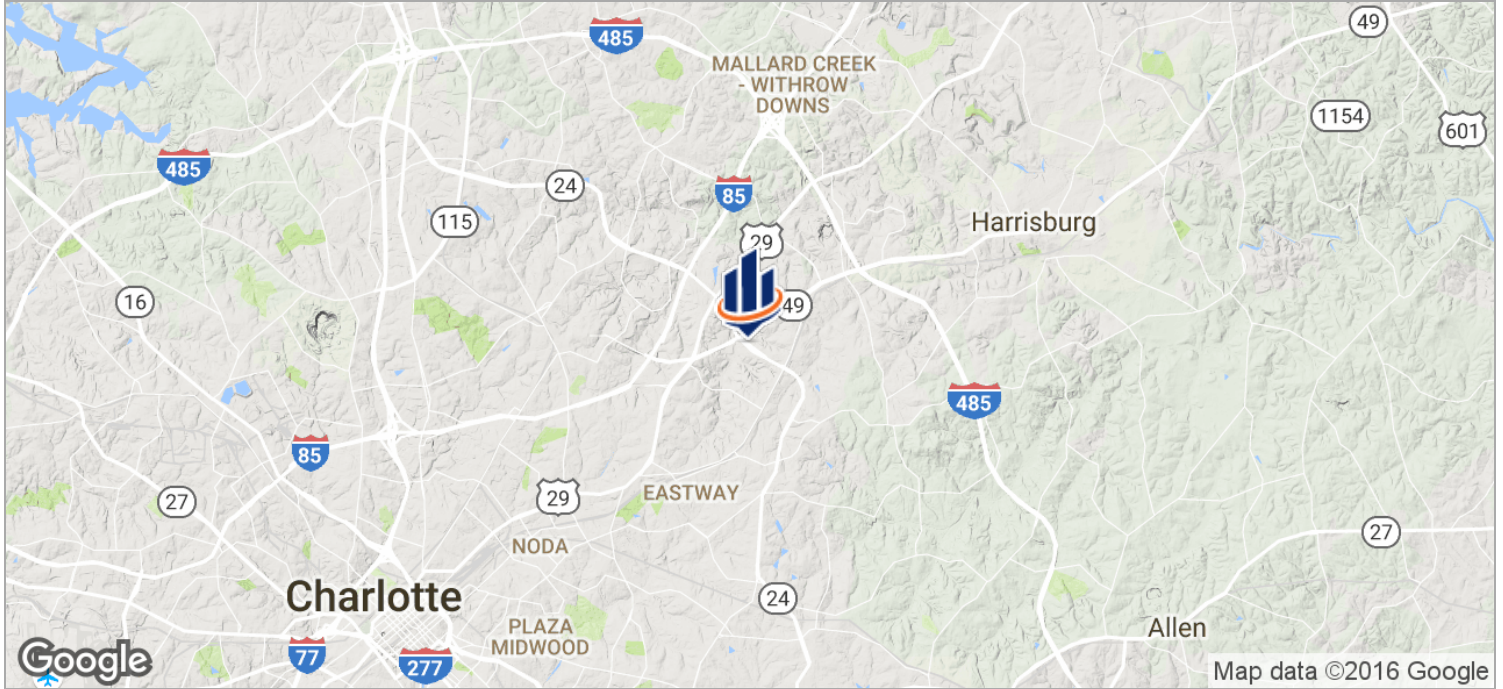
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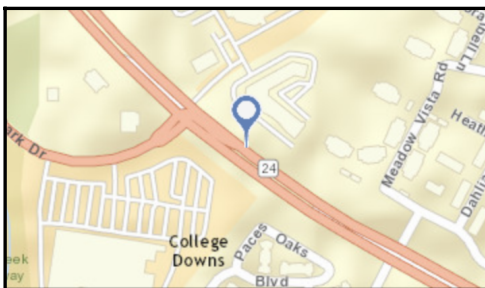
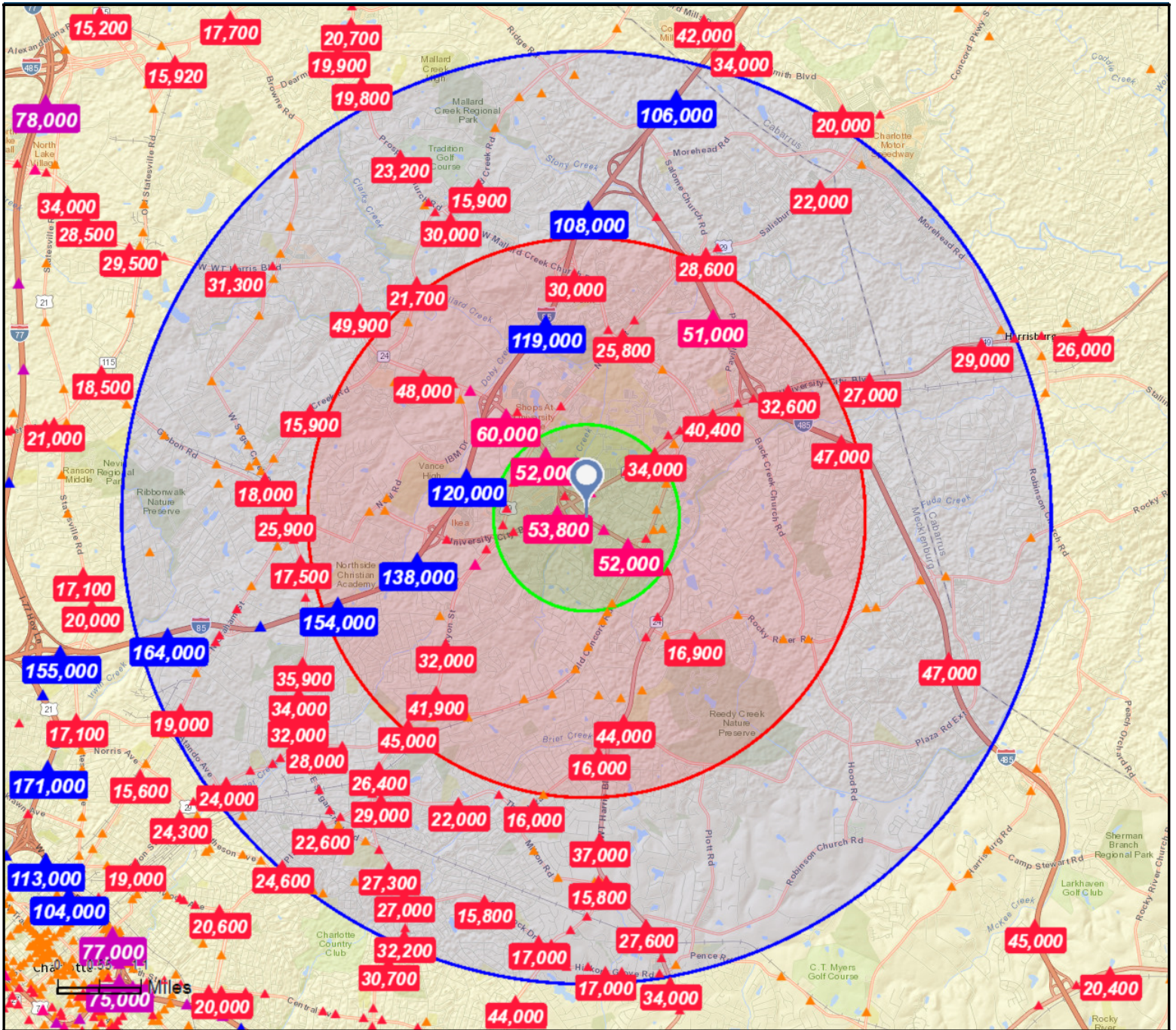
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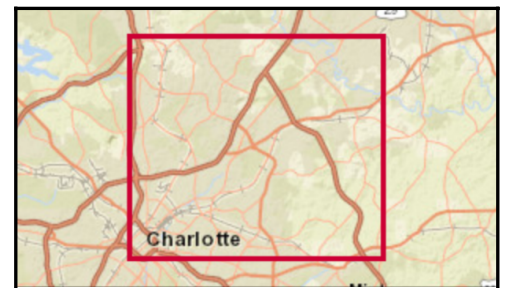
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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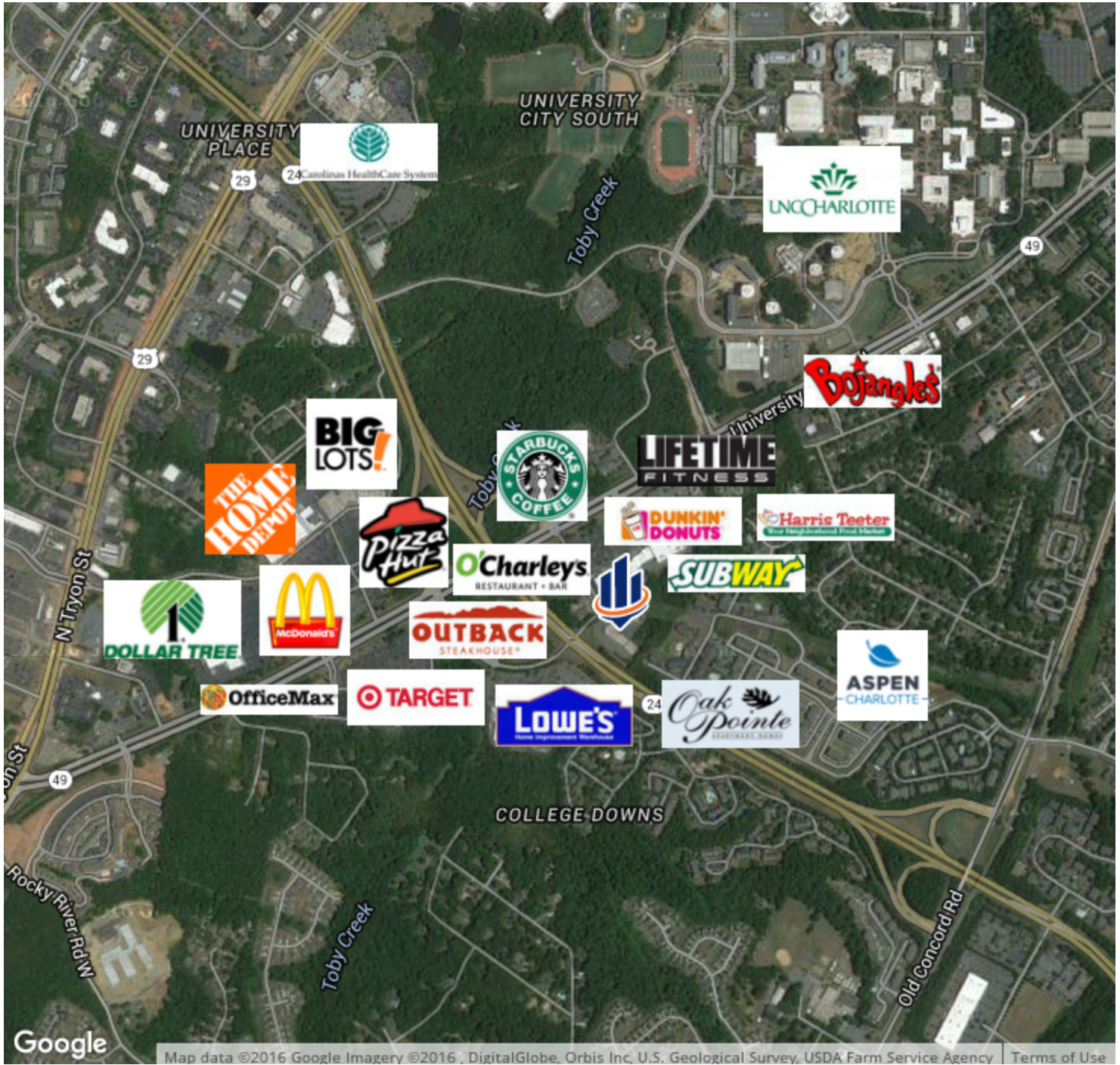


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Retailer Map



Google

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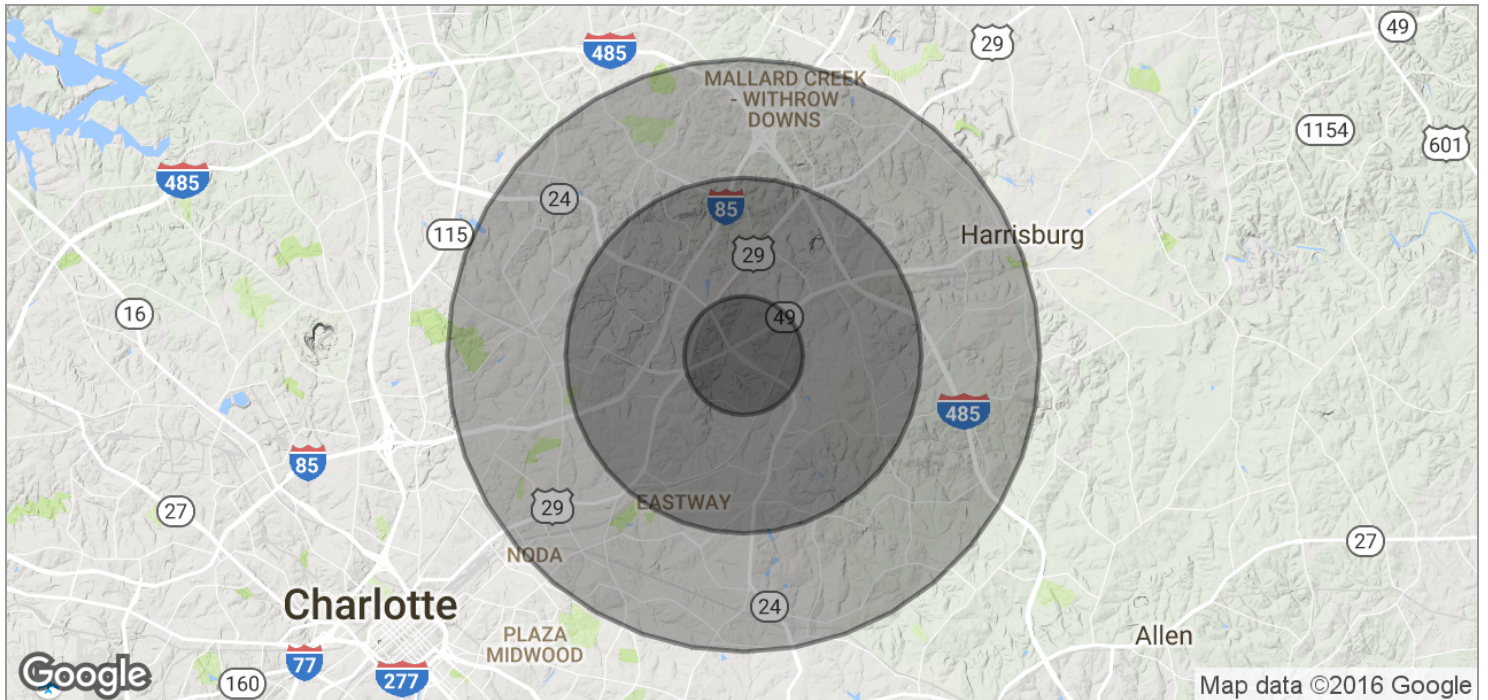
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,189	61,060	170,070
MEDIAN AGE	23.3	28.2	30.8
MEDIAN AGE (MALE)	23.8	28.2	30.2
MEDIAN AGE (FEMALE)	22.8	28.4	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,614	21,952	64,004
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$43,472	\$51,814	\$57,829
AVERAGE HOUSE VALUE	\$133,978	\$132,617	\$130,578



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## Thomas McMahon, CCIM

Managing Director

SVN | Commercial Real Estate Advisors

Tom McMahon, CCIM & Managing Director of Sperry Van Ness Commercial Real Estate Advisors, has 33 years of experience in the real estate industry and a career transaction volume that exceeds \$800 million.

Prior to affiliating with Sperry Van Ness, McMahon started and owned another regional CRE company, and was a pioneering top residential agent with Allen Tate.

Throughout his career, McMahon's unsurpassed passion for CRE has driven much success and recognition. McMahon has been named one of Charlotte's Top 20 Power Brokers and the Lake Norman Business Person of the Year. He is an educator, teaching a number of classes each year, and is a true industry visionary. According to his clients, whether large or small, there is a consistent belief that he is an upfront, honest advisor with integrity and an unrivaled level of service.

Sperry Van Ness Commercial Real Estate Advisors is a full service commercial real estate brokerage firm with offices in Cornelius and South Charlotte. The firm emphasizes its goal to listen, collaborate, and serve commercial real estate needs with character, competency, and certainty. All SVN offices are independently owned and operated.

NC #170307

Phone: 704.892.5653

Fax: 704.892.7392

Cell: 704.904.7276

Email: [tom.mcmahon@svn.com](mailto:tom.mcmahon@svn.com)

Address: 19901 West Catawba Avenue Suite 102  
Charlotte, NC 28031



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