



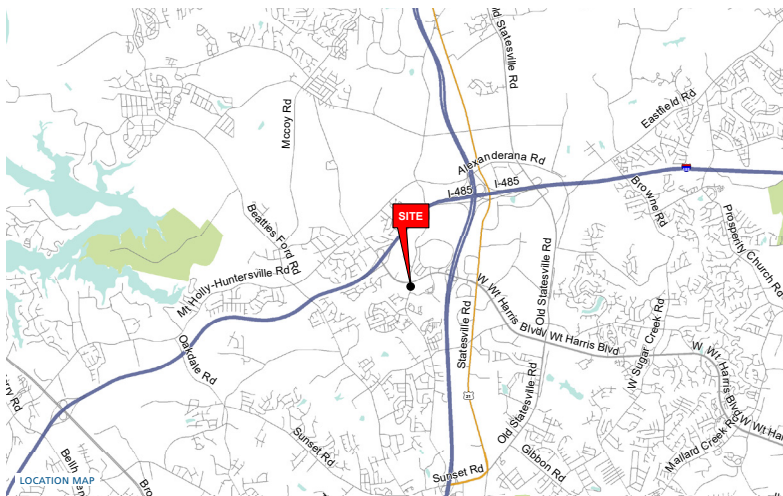
THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



FOR LEASE

NORTHLAKE PLAZA

9304 NORTHLAKE W DR. | CHARLOTTE NC 28216



PROPERTY / LEASE INFORMATION

| | |
|-------------------|---------------------------------|
| SPACE AVAILABLE: | 3,600 SF (Former Mattress Firm) |
| LEASE RATE: | Please Call |
| TOTAL GLA: | 7,077 SF |
| YEAR BUILT: | 2015 |
| PARKING SPACES: | 46 (6.5:1,000 SF) |
| PARCEL ID NUMBER: | 02522106 |

| DEMOGRAPHICS (2018) | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| POPULATION | 10,664 | 37,404 | 127,060 |
| AVERAGE HH INCOME | \$66,667 | \$75,917 | \$80,936 |
| MEDIAN HH INCOME | \$63,493 | \$65,873 | \$67,371 |
| BUSINESS ESTABLISHMENTS | 444 | 1,442 | 3,561 |
| DAYTIME EMPLOYMENT | 6,597 | 22,902 | 50,239 |

PROPERTY DESCRIPTION

Second generation, vacant Mattress Firm location. Good exposure along Wt Harris Boulevard with 41,000 VPD. Main retail corridor in northwest Charlotte with close proximity to I-77 and I-485. Great signage available on monument and building.

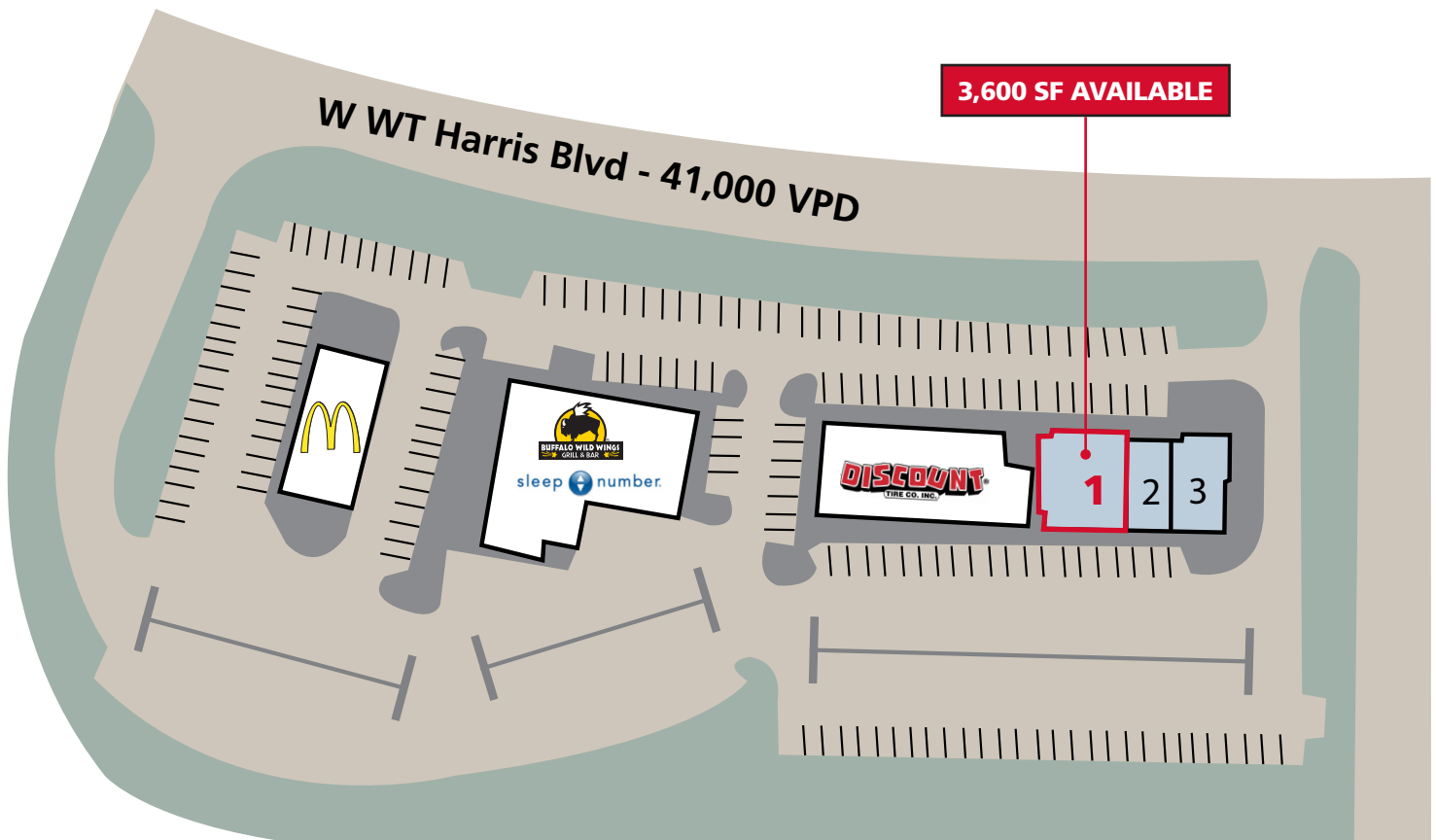
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NORTHLAKE PLAZA

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| No. | Tenant | Square Feet |
|----------|--------------------------|-----------------|
| 1 | AVAILABLE | 3,600 SF |
| 2 | UBreakIFix | 1,092 SF |
| 3 | American Dental Partners | 2,385 SF |



TRAFFIC COUNTS 2016 (NCDOT)

41,000 VPD on West W.T. Harris Blvd. (just east of site)

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