AVAILABLE Retail For Lease





Shops At Freedom

Charlotte, NC 28208

PROPERTY OVERVIEW

ABOUT

Located in Charlotte with easy access to and from I-85 (1/2 mile), I-77, Morehead Street, and Wilkinson Boulevard. 2,000 new homes are planned or under construction within 3 miles. Significant amount of parking. Consistently high traffic counts with over 33,000 VPD along Freedom Drive.

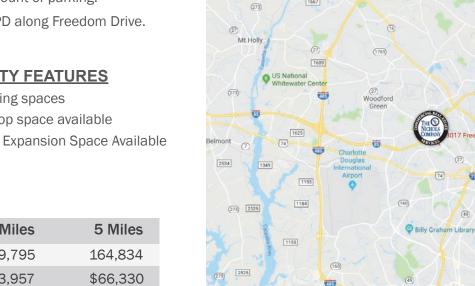
PROPERTY DETAILS

PROPERTY FEATURES

- 1,320SF to 20,000SF Available
- 180,000 total square feet
- B-2 Zoning
- \$8/sf NNN to \$17/sf NNN
- 741 parking spaces
- Small shop space available
- Potential Expansion Space Available

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,391	69,795	164,834
Average HH Income	\$33,220	\$53,957	\$66,330
Daytime Employees	12,404	159,071	313,638

Traffic Counts: Freedom Drive 33,000 VPD



STEELE CREEK

Historic Latta Plantation 3

1667

Northlake Mall Q

(24)

2467

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(115)

2540

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(49

Charlotte

Freedom Parl

PNC Musi Univer

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29

(27)

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(74)

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ALLEQUMENSINE	FIRST							
FIRST CTIZENS ATM NAP	H & R BLOCK NAP	CRICKETS WIRELESS NAP	BO JANGLES NAP			16 CITI-TRENI 7 SALON CENTRAL 18 21 CATHERIN 22 23 RAC 23	19 ES	AVAILABLE
		FREED	OM DRIVE	A.A.D.T.: 38,835		······(

TENANT INFORMATION				
UNIT #	SQ. FT.	TENANT		
1	16,844	TALECRIS		
2	2,936	H&R BLOCK		
3	2,000	AVAILABLE		
4	1,000	PONSETT INSURANCE		
5	4,455	HIBBETT SPORTS		
6	20,000	AVAILABLE		
7	1,000	STORAGE		
8	2,000	GUARANTEED NAILS		
9	30,000	ROSES		
10	4,000	ROSES		
11	11,104	AVAILABLE		
12	6,063	CHARLOTTE BEAUTY SUPPLY		
13	6,769	SHOE TRENDS		
14	6,522	AVAILABLE		
15	18,150	AVAILABLE		
16	14,850	CITI-TRENDS		
17	9,869	SALON CENTRAL		
18	4,406	LA VILLA Y TIENDA		
19	1,320	AVAILABLE		
21	6,600	CATHERINES		
22	4,230	RENT A CENTER		
23	6,780	SMILE STARTERS		



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