

AVAILABLE
Retail For
Lease



Shops At Freedom

Charlotte, NC 28208

ABOUT

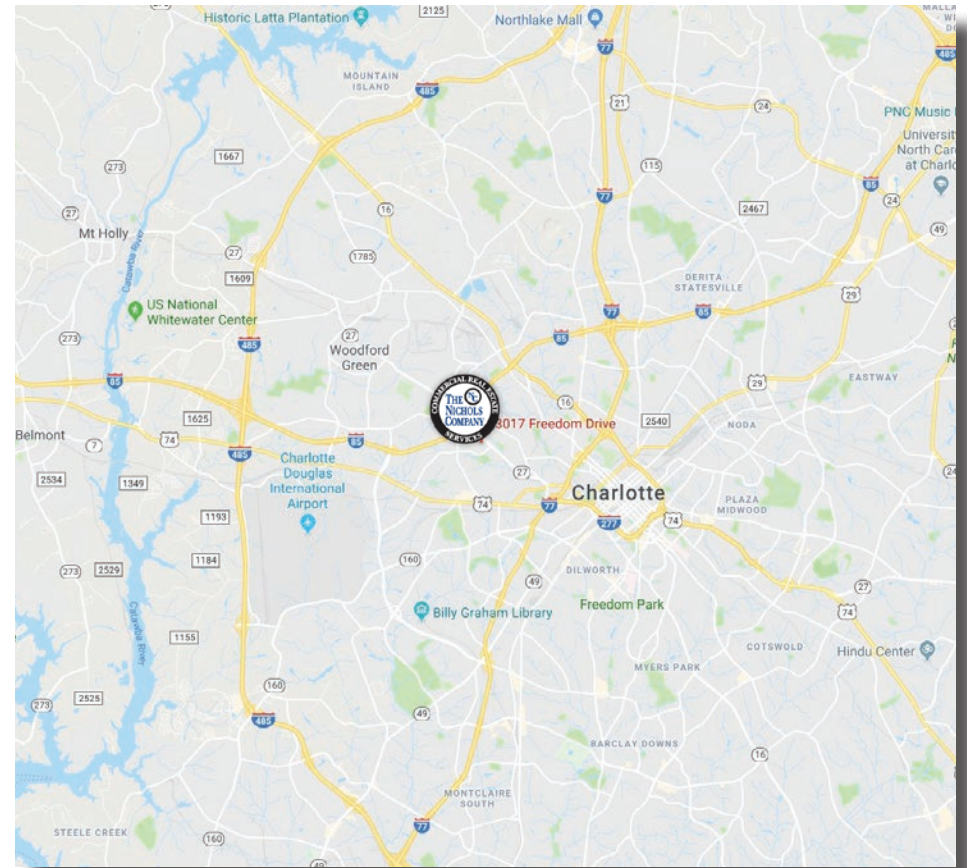
Located in Charlotte with easy access to and from I-85 (1/2 mile), I-77, Morehead Street, and Wilkinson Boulevard. 2,000 new homes are planned or under construction within 3 miles. Significant amount of parking. Consistently high traffic counts with over 33,000 VPD along Freedom Drive.

PROPERTY DETAILS

- 1,320SF to 20,000SF Available
- 180,000 total square feet
- B-2 Zoning
- \$8/sf NNN to \$17/sf NNN

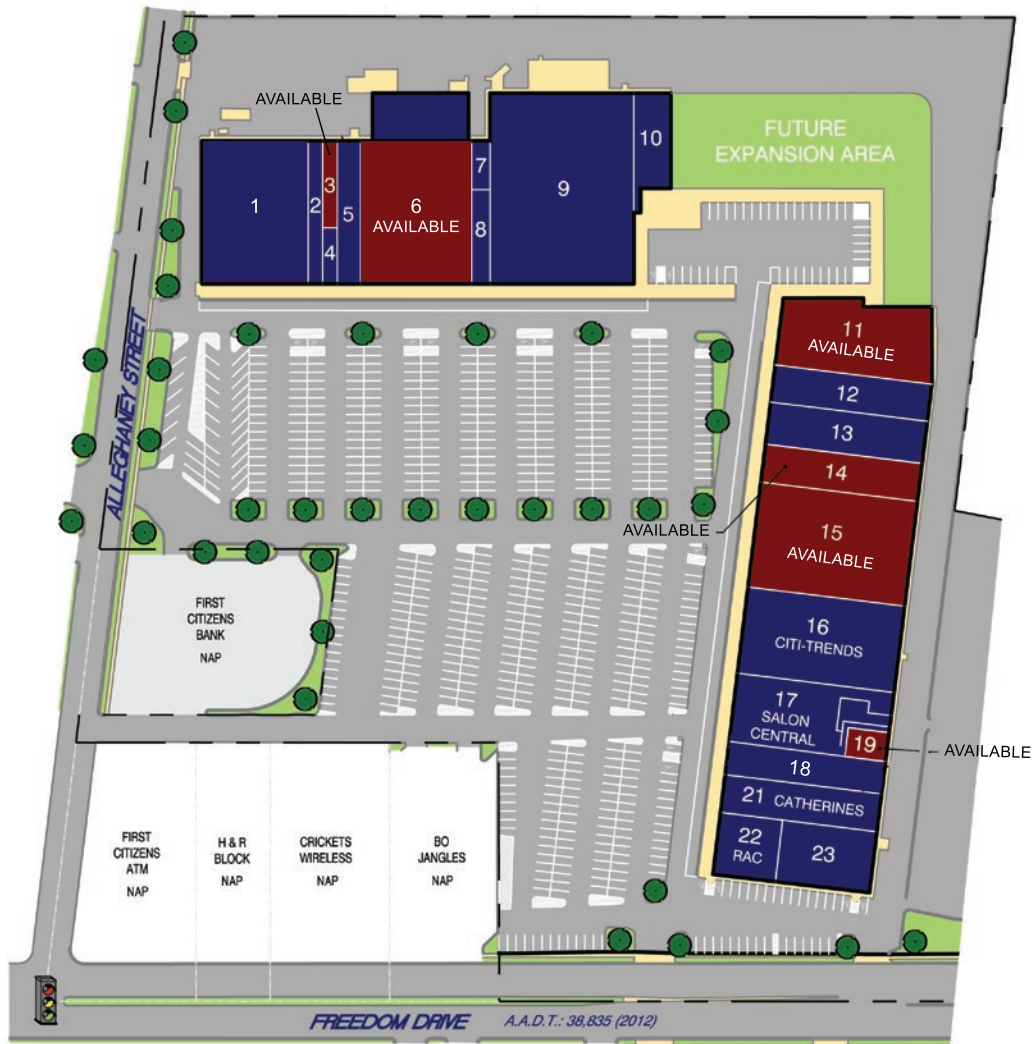
PROPERTY FEATURES

- 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			





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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