

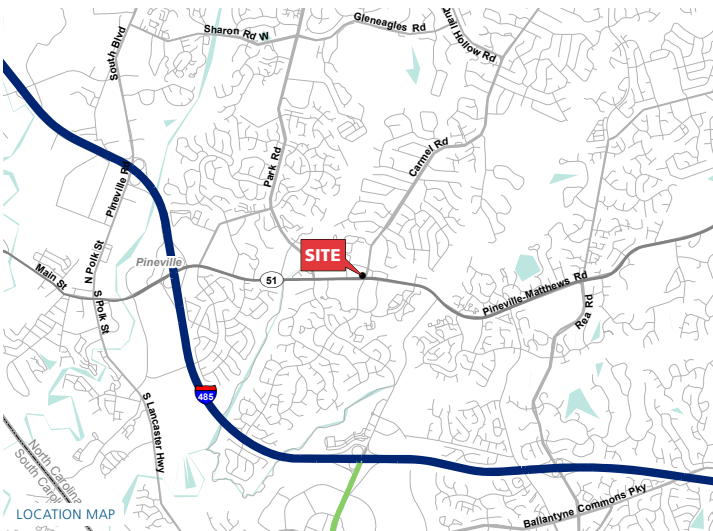


CARMEL VILLAGE

7510 PINEVILLE-MATTHEWS ROAD | CHARLOTTE, NC



PROPERTY PHOTO



LEASE INFORMATION

AVAILABLE SPACES:	Up to 3,373 SF Available
RATE:	Please Call
TAX:	\$3.52 / SF
INSURANCE:	\$0.25 / SF
CAM:	\$3.23 / SF
TICAM TOTAL	\$7.00 / SF

PROPERTY DESCRIPTION

Carmel Village is located in the heart of South Charlotte at the corner of Carmel Road and Pineville Matthews Road (Hwy 51) and benefits from excellent visibility on these two main thoroughfares. The center has approximately 800 feet of total road frontage. Conveniently located near some of Charlotte's most affluent residential populations, the center also benefits from easy accessibility with over 43,000 daytime employees within 3 miles. Carmel Village has a strong tenant mix with a variety of upscale restaurant options, goods and service providers.

DEMOGRAPHICS (2018) 1 MILE 3 MILE 5 MILE

Population	14,412	78,961	205,687
Average HH Income	\$91,354	\$122,171	\$127,386
Median HH Income	\$78,907	\$96,088	\$105,753
Business Establishments	1,093	4,102	9,779
Daytime Employment	8,864	43,100	104,927

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FIRST FLOOR

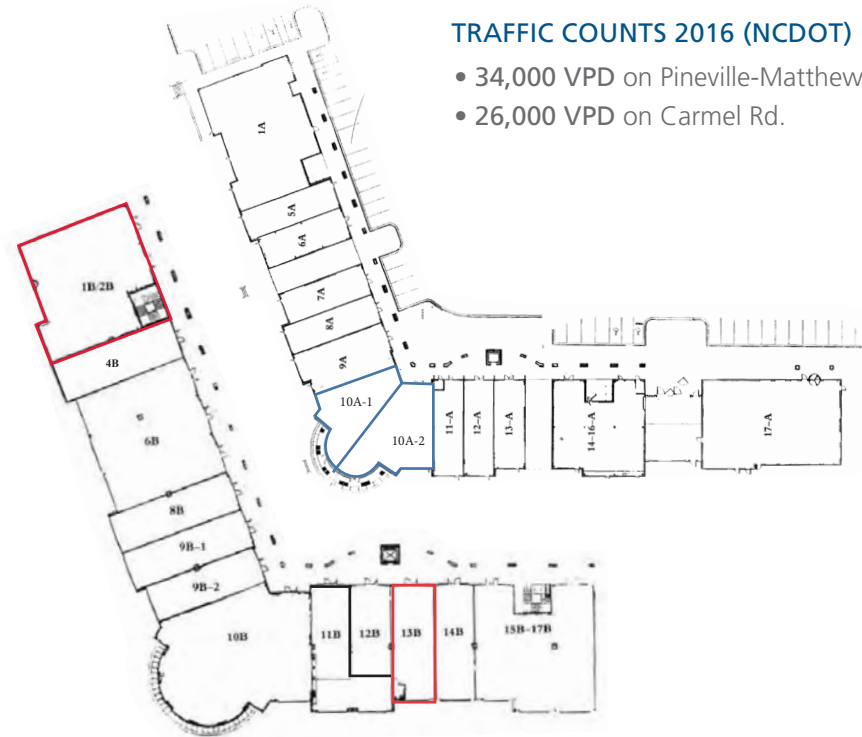
- 1A Panera Bread
- 5A Umami PokeRito
- 6A 9Round Fitness
- 7A Carmel Florist
- 8A FastSigns
- 9A Profile by Sanford
- 10A-1 Negotiating
- 10A-2 Negotiating
- 11A Smoothie King
- 12A Mathnasium
- 13A Audibel Hearing Center
- 14A-16A Carmel Rd Animal Hospital
- 17A Bonefish Grill

SECOND FLOOR

- 1B/2B AVAILABLE (3,373 SF)**
- 4B Cool Renewal Spa
- 6B Urbana City Spa & Tea Bar
- 8B Edward Jones
- 9B-1 Salon
- 9B-2 Solar Nails
- 10B Salon Lofts
- 11B U Break I Fix
- 12B Paola Alban Realtors
- 13B AVAILABLE (1,100 SF)**
- 14B Express Pros
- 15B-17B Dental Works

TRAFFIC COUNTS 2016 (NCDOT)

- 34,000 VPD on Pineville-Matthews Rd.
- 26,000 VPD on Carmel Rd.



DRONE AERIAL



CARMEL RD FACING SOUTH

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