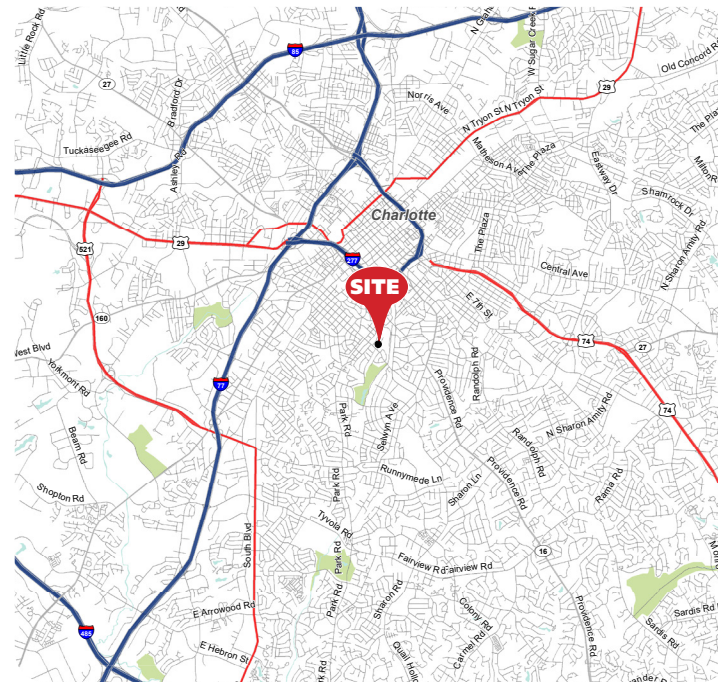


SMALL SHOP SPACE IN DILWORTH AREA

1405 EAST BLVD. | CHARLOTTE, NC 28203



KEY INFO

- 3,443 SF available for lease
- Great location on East Boulevard with 14 exclusive parking spaces
- Two story retail boutique location
- Note: Landlord has right to terminate lease following first lease year with 30 days' notice

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	15,074	127,976	280,563
AVERAGE HH INCOME	\$159,823	\$124,103	\$105,125
MEDIAN HH INCOME	\$108,703	\$85,429	\$75,256
BUSINESS ESTABLISHMENTS	2,984	14,568	23,083
DAYTIME EMPLOYMENT	31,009	167,024	253,484



2019 TRAFFIC COUNTS (NCDOT)

17,500 VPD on East Blvd

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UPTOWN

Metropolitan
Target
B's
PETCO
Marshalls
west elm
TRADER JOE'S
BEST BUY

**CPCC
UPTOWN
CAMPUS**

SOUTH END

Kenilworth Commons
Harris Teeter
Your Neighborhood Food Market
Bank of America
Yafo Kitchen
FOX CROFT WINE CO.

Carolinas Medical Center
24,900
Employees

**CHERRY
PARK**

DILWORTH

Bakersfield

SITE

**RE-ZONING PETITION
2018-114**

Future
Fifth Third Bank

17,500 VPD

Dilworth Gardens
THE FRESH MARKET
SHERWIN WILLIAMS

Brix
WOOD FIRED PIZZA

**OUTBACK
STEAKHOUSE**

JJ's Red Hots

Lebowski's

East Blvd

E Morehead St

Kenilworth Ave

Scott Ave

Garden Terrace

Kenilworth Ave

Scott Ave

East Blvd

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