



FOUNDRY  
COMMERCIAL



Harris Teeter

Your Neighborhood Food Market

# OLDE TOWNE VILLAGE

CARMEL RD & QUAIL HOLLOW RD, CHARLOTTE, NC

± 4,000 RSF AVAILABLE FOR LEASE





## DESCRIPTION

- 4,000 SF Freestanding, 2nd generation restaurant space available now
- Located in the affluent South Charlotte prime residential area
- GLA is approximately 64,610 square feet
- Anchored by Harris Teeter and CVS

## BUILDING FEATURES

PROPERTY SIZE	67,465 SF
AVAILABLE	4,000 SF

## TRAFFIC

CARMEL RD	24,000 VPD
QUAIL HALLOW RD	14,000 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

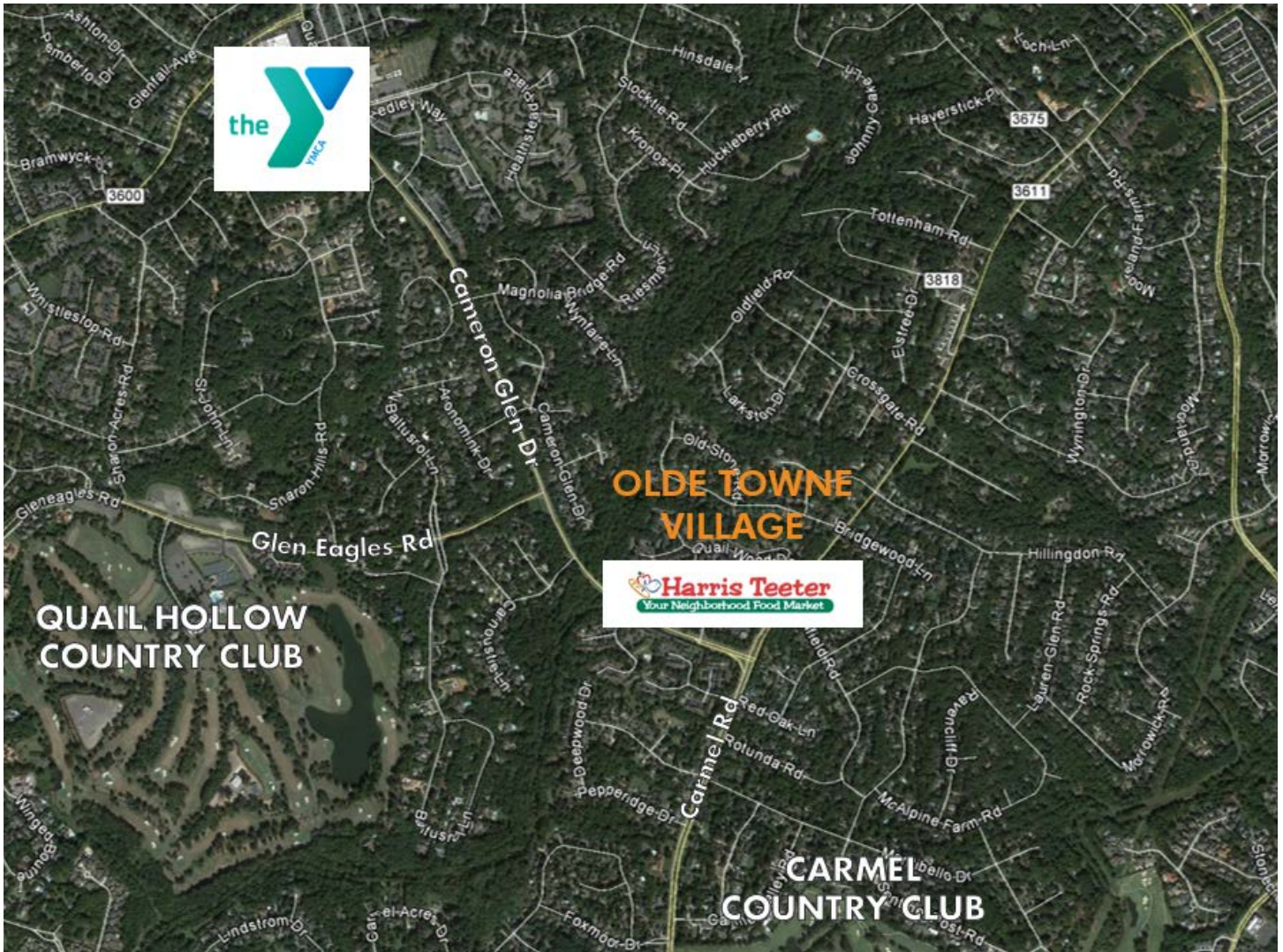
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>7,216</b> ESTIMATED POPULATION 2020
	<b>42.5</b> AVERAGE AGE
	<b>\$542,003</b> MEDIAN HOME VALUE 2020
	<b>\$198,216</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>90,055</b> ESTIMATED POPULATION 2020
	<b>38.6</b> AVERAGE AGE
	<b>\$389,289</b> MEDIAN HOME VALUE 2020
	<b>\$130,410</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>223,853</b> ESTIMATED POPULATION 2020
	<b>37.4</b> AVERAGE AGE
	<b>\$383,997</b> MEDIAN HOME VALUE 2020
	<b>\$132,542</b> AVG HOUSEHOLD INCOME

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## SITE PLAN



SUITE	TENANT	SF
4100	HARRIS TEETER	36,100
4100 F-2	CVS	10,125
<b>4130</b>	<b>AVAILABLE</b>	<b>4,000</b>
4100-A	HAWTHORNE'S PIZZA	3,600
4100-B	UPS STORE	1,200
4100-C	LOTUS CUISINE	1,200
4100-D	GREAT CLIPS	1,200

SUITE	TENANT	SF
4100-E	SALON 42	1,820
4100-F1	ELEGANT NAILS	1,820
4100-I	FRAME WAREHOUSE	1,430
4100-J	ELITE CLEANERS	1,800
4100-K	SURROUNDINGS	1,400
4100-L	STARBUCKS	1,770

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