

# SENECA SQUARE

5107 South Blvd, Charlotte, NC 28217

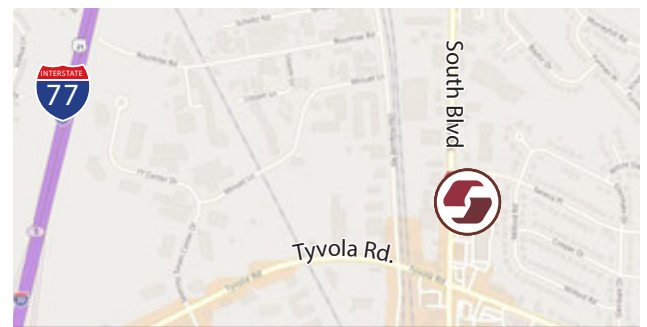


## CHARLOTTE, NC

### 1,100-6,000 SF AVAILABLE

- Located at a signalized intersection on one of Charlotte's most traveled retail corridors
- High multi-family growth in the surrounding area
- Within close proximity to the Blue Line of the Lynx Light Rail, which carries about 16,400 riders per day
- Strong collection of national retailers in the surrounding area, including: Costco, Ross, Home Depot, Lowe's, PetSmart, Burlington Coat Factory, and TJ Maxx

### LOCATION



LAT: 35.167667 / LON: -80.876046

Demographics	3 Miles	5 Miles	7 Miles
Q2 2020 Population	93,026	224,735	404,371
Q2 2020 Households	40,980	101,490	174,486
Q2 2020 Avg HH Income	\$107,363	\$118,457	\$106,066

### TRAFFIC COUNTS

South Boulevard	25,000
Tyvola Road	42,000

**Leasing Contact**  
Kathryn Wyant  
727.344.8191  
kathryn.wyant@sembler.com

The Sembler Company | 800.940.6000 | www.sembler.com

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## SITE PLAN

5101	Christie's Alterations	900	5125A	Ombre Nail Bar	6,000
5107	Office Depot	24,527	<b>5125B AVAILABLE</b>		<b>1,100</b>
5109	Just Detail It	2,500	<b>5125C AVAILABLE</b>		<b>2,900</b>
5111	Lee's Shoe Repair	640	5215A	Automation Personnel	4,000
5113	Charlotte Sewing Center	1,965	5215B	Saigon Palace	4,000
5117	Vaya Dental	4,945	<b>5215C AVAILABLE</b>		<b>2,400</b>
5119	Infinity's End	3,933	<b>5215D AVAILABLE</b>		<b>2,400</b>
5121	Los Latinos Salon	3,025	5132	Take 5 Oil Change	
<b>5123A AVAILABLE</b>		<b>6,000</b>	N.I.C.	Shell	
5123B	My Beauty Supply	6,000	5133	Dunkin' Donuts	1,800

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