

COTSWOLD VILLAGE

282 S Sharon Amity Road, Charlotte, NC 28211

EXECUTIVE SUMMARY



LOCATION OVERVIEW

262,752 SF high profile community center

PROPERTY HIGHLIGHTS

- Well positioned in a very high income, densely populated residential, south Charlotte sub-market
- Co-tenancy includes Cost Plus World Market, Marshalls, Harris Teeter, PetSmart, Ulta, Panera Bread, and Starbucks
- Within close proximity to uptown Charlotte and SouthPark Mall
- Traffic Counts: S Sharon Amity Rd - 23,000 AADT, Randolph Rd - 27,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	8,701	93,447	302,499
2019 Daytime Population	4,685	109,314	273,588
2019 Average HH Income	\$143,997	\$129,296	\$105,328

EXCLUSIVE AGENT(S)

MOLLY PRINCE SARN • molly.prince@tscg.com • 704.335.5455

DAWN PRINCE HOOVER • dawn.princehoover@tscg.com • 704.335.5455

COTSWOLD VILLAGE

282 S Sharon Amity Road, Charlotte, NC 28211

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
100	Starbucks	1,949 SF	206	PetSmart	28,433 SF	310A	Pigtails & Crewcuts	1,000 SF
104	Cunningham Cleaners	1,412 SF	236	Ulta Beauty	13,246 SF	310B	Gamestop	1,800 SF
106A	Bruegger's Bagels	2,840 SF	242	Toy Mania	8,803 SF	316	Available	2,139 SF
106B	Wolfman Pizza	1,575 SF	260	Music For All	2,447 SF	324	Carmen! Carmen! Salon	3,448 SF
106C	AT&T	2,700 SF	274	Y2 Yoga	6,833 SF	324A	UNAVAILABLE	1,460 SF
108A	Super Cuts	1,819 SF	280	Embassy Nails Bar	2,336 SF	324B	Available	2,700 SF
108B	Dairy Queen	1,185 SF	282A	UNAVAILABLE	660 SF	326	Vein Clinics of America	4,490 SF
108C	Subway	1,081 SF	284A	Available	2,942 SF	330	Cost Plus World Market	18,750 SF
109	Visionworks	6,982 SF	284B	Row House	2,175 SF	334	Walgreens	10,705 SF
110	Thai House	3,000 SF	300	9Round	1,200 SF	336	Available	5,621 SF
112	Harris Teeter	53,441 SF	305	Salsarita's Restaurant	2,101 SF	338	The UPS Store	1,500 SF
116	Amy's Hallmark	4,950 SF	306	Panera Bread	4,001 SF	OP1	Smashburger	2,755 SF
118	Marshalls	35,011 SF	308	Bath & Body Works	2,500 SF	OP2A	Wells Fargo Bank	3,795 SF
200	ABC Store	5,607 SF	310	Selwyn Jewelers	1,056 SF			

EXCLUSIVE AGENT(S)

MOLLY PRINCE SARN • molly.prince@tscg.com • 704.335.5455

DAWN PRINCE HOOVER • dawn.princehoover@tscg.com • 704.335.5455

