



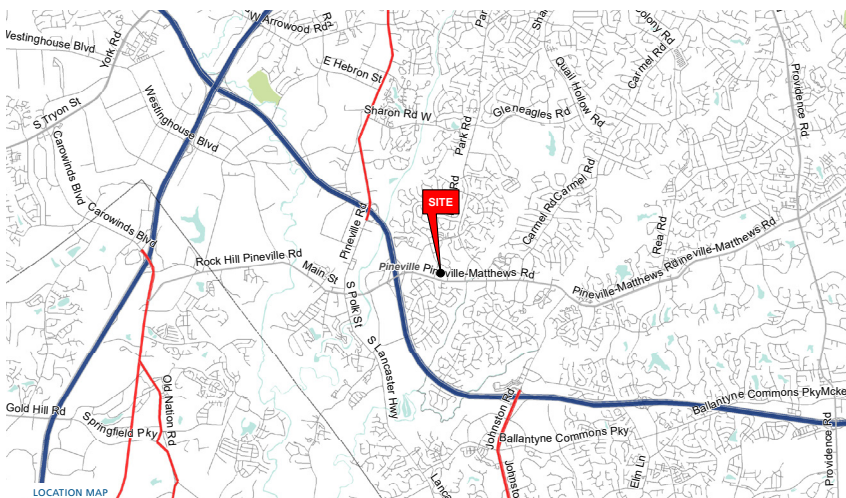
**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

**FOR LEASE**



# TOWER PLACE FESTIVAL

8700 PINEVILLE-MATTHEWS ROAD | CHARLOTTE, NC 28226



## CO-TENANTS



## PROPERTY INFORMATION

SHOPPING CENTER GLA:	114,876 SF
AVAILABLE SPACES:	3,000 SF
LEASE RATE:	Please Call
TICAM:	\$5.13 / SF

## PROPERTY HIGHLIGHTS

- Well located on reputable Highway 51/Pineville retail corridor
- Very strong daytime population in close proximity
- Excellent visibility and traffic volume on Pineville-Matthews Road (Highway 51)
- Strong regional pull with close access to Carolina Place Mall and I-485

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	10,697	67,517	183,815
AVERAGE HH INCOME	\$82,186	\$107,477	\$116,805
MEDIAN HH INCOME	\$66,846	\$76,069	\$86,814
BUSINESS ESTABLISHMENTS	1,253	3,579	8,724
DAYTIME EMPLOYMENT	11,715	40,397	107,903

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#	TENANT	SF
01	Brueggers Bagels	2,959
02	Benjamin Moore	2,100
03	Neighborhood Cleaners	1,050
04	Thai House	3,220
05	Bombay Grille	2,310
06	CosmoProf	2,670
07	Tavern 51	2,600
08	<b>AVAILABLE</b>	<b>3,000</b>
09	<b>AVAILABLE</b>	<b>3,000</b>
10	Our Health	3,496
11	Planet Fitness	25,637
12	Classic Home Billards	5,634
13	Metro PCS	1,050
14	Nails First	1,050
15	Doctor's Vision	2,000
16	Mosaic Hair Salon	1,260
17	Hello Chicken	1,610
18	Independence Coin	1,050
19	Sneaker 1	1,540
20	Vina Alterations	1,120
21	Cosmoprof	1,716
22	Jets Pizza	2,484
23	Burn Boot Camp	3,750
24	Command Post Gaming Center	1,600
25	Empire Beauty School	9,600
26	Diver's Supply	3,500
27	Once Upon a Child	4,891
28	Uptown Cheapskate	4,200
29	Dance Academy	2,800
30	Las Americas	2,871
31		
32	K&W Cafeterias	12,108

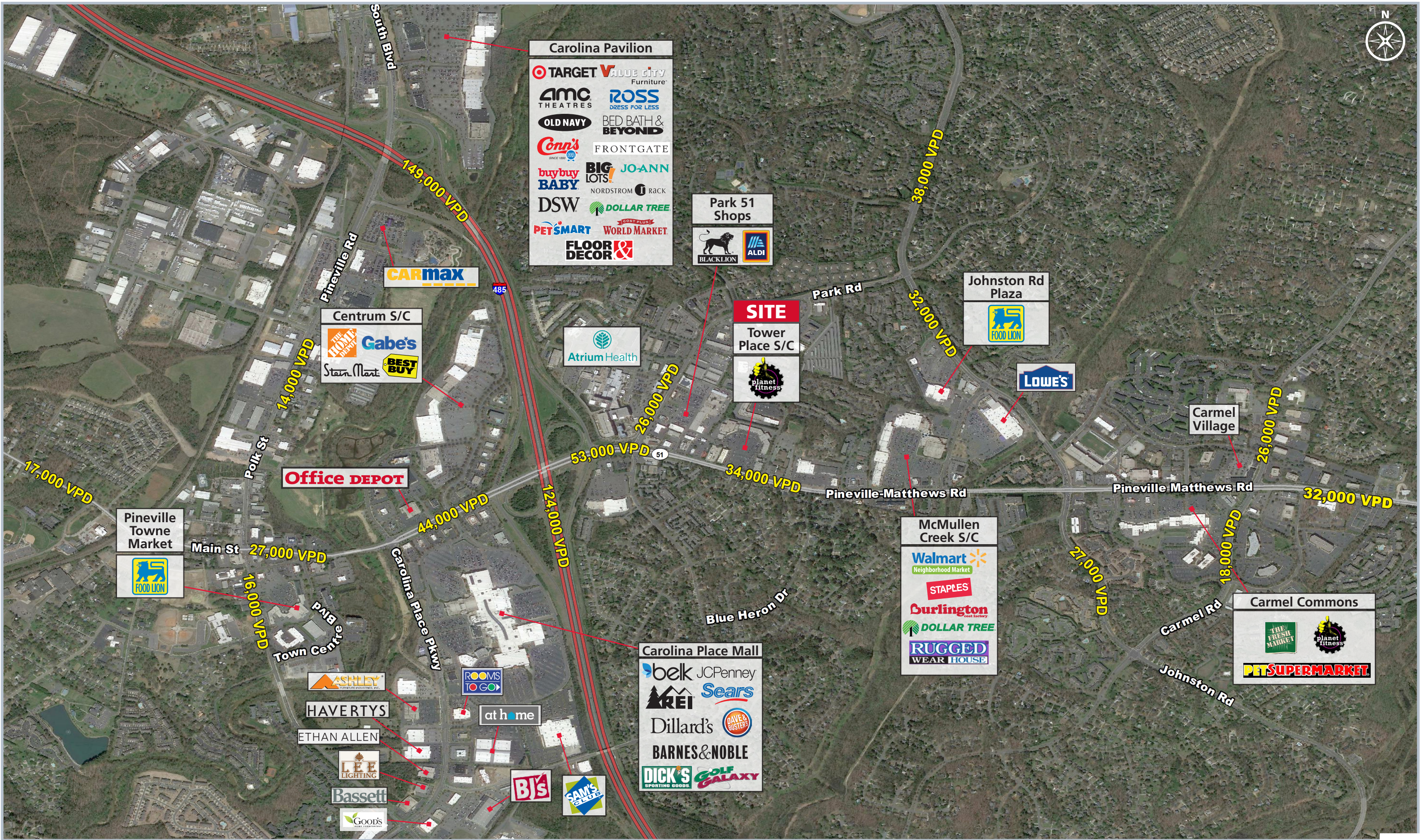


## TRAFFIC COUNTS 2016 (NCDOT)

- 26,000 VPD on Park Rd.
- 53,000 VPD on Pineville-Matthews Rd. (just west of site)
- 34,000 VPD on Pineville-Matthews Rd. (just east of site)

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AERIAL